

20CV7437

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK
ONE BOWLING GREEN
NEW YORK, NY 10004-1408**

March 16, 2021

U.S. District Court
Southern District of New York
Attn: Ruby J. Krajick, Clerk
500 Pearl Street
New York, NY 10007

IN RE: CASE NAME:

CENTURY 21 DEPARTMENT STORES, LLC,
66 PEARL RETAIL, LLC, 66 PEARL RETAIL II, LLC,
66 PEARL RETAIL ISG, LLC, 173 BWAY BLUE LLC,
262 MOTT BLUE TIC LLC,
444 86 BLUE LLC, MIAMI DD 101 BLUE LLC,
28 NEWBURY JSRE TIC LLC, TRUE BLUE
ASSOCIATES LLC, STAR OF DAVID,
IRAYMOND-77 WARREN LLC, SABRA
ASSOCIATES LLC, 315 SEVENTH RETAIL LLC,
WEBWAY ASSOCIATES LLC, and CENTURY 21, INC.,

Plaintiffs,

v.

STARR SURPLUS LINES INSURANCE CO.,
ALLIANZ GLOBAL RISKS US INSURANCE CO.,
AXIS SURPLUS LINES INSURANCE CO.,
LIBERTY MUTUAL FIRE INSURANCE CO.,
STEADFAST INSURANCE CO., ENDURANCE
AMERICAN SPECIALTY INSURANCE CO.,
EVANSTON INSURANCE CO., LANDMARK
AMERICAN INSURANCE CO., QBE SPECIALTY
INSURANCE CO., GREAT AMERICAN FIDELITY
INSURANCE CO., and
CERTAIN UNDERWRITERS AT LLOYDS
SUBSCRIBING TO POLICY Nos. PG1902704,
PG1902346, PG1902696, PG1902698, PG1902707,
PG1902702, and PG1902712,

Defendants.

ADVERSARY CASE NUMBER: 20-01222 (SCC)

INDEX NO.: 652975/2020

Dear Ruby J. Krajick:

An Order was signed on February 18, 2021, by Judge Shelley C. Chapman of the U.S. Bankruptcy Court Southern District of New York, Remanding Adversary Proceeding # 20-1222 (SCC) to the Supreme Court of the State of New York, New York County.

The attached certified order directs the Clerk of the U.S. District Court for the Southern District of New York to remand the Insurance Action to the Supreme Court of the State of New York, County of New York.

In response to the Order, we are providing you the following:

X CERTIFIED COPY OF THE ORDER
X CERTIFIED COPY OF THE ADVERSARY DOCKET

Enclosed, please find a copy of this letter to acknowledge receipt of these documents. If you need further information regarding this matter, please contact Ms. Mary Lopez at (212) 284-4076.

Yours truly,

VITO GENNA, CLERK

By: /s/ Mary Lopez
Deputy Clerk

RECEIPT IS ACKNOWLEDGED OF THE DOCUMENTS DESCRIBED ABOVE

RECEIVED BY _____ ON DATE _____

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

In re

**CENTURY 21 DEPARTMENT STORES LLC, et al.,
Debtors.¹**

CENTURY 21 DEPARTMENT STORES, LLC,
66 PEARL RETAIL, LLC, 66 PEARL RETAIL II, LLC,
66 PEARL RETAIL ISG, LLC, 173 BWAY BLUE LLC,
262 MOTT BLUE TIC LLC,
444 86 BLUE LLC, MIAMI DD 101 BLUE LLC,
28 NEWBURY JSRE TIC LLC, TRUE BLUE
ASSOCIATES LLC, STAR OF DAVID,
IRAYMOND-77 WARREN LLC, SABRA
ASSOCIATES LLC, 315 SEVENTH RETAIL LLC,
WEBWAY ASSOCIATES LLC, and CENTURY 21,
INC.,

Plaintiffs,

v.

STARR SURPLUS LINES INSURANCE CO.,
ALLIANZ GLOBAL RISKS US INSURANCE CO.,
AXIS SURPLUS LINES INSURANCE CO.,
LIBERTY MUTUAL FIRE INSURANCE CO.,
STEADFAST INSURANCE CO., ENDURANCE
AMERICAN SPECIALTY INSURANCE CO.,
EVANSTON INSURANCE CO., LANDMARK
AMERICAN INSURANCE CO., QBE SPECIALTY
INSURANCE CO., GREAT AMERICAN FIDELITY
INSURANCE CO., and
CERTAIN UNDERWRITERS AT LLOYDS
SUBSCRIBING TO POLICY Nos. PG1902704,
PG1902346, PG1902696, PG1902698, PG1902707,
PG1902702, and PG1902712,

Defendants.

Chapter 11

Case No. 20-12097 (SCC)

(Jointly Administered)

Adv. Proc. No. 20-01222 (SCC)

¹ The Debtors in these chapter 11 cases (the "Chapter 11 Cases"), along with the last four digits of each Debtor's federal tax identification number, as applicable, are Century 21 Department Stores LLC (4073), L.I. 2000, Inc. (9619), C21 Department Stores Holdings LLC (8952), Giftco 21 LLC (0347), Century 21 Fulton LLC (4536), C21 Philadelphia LLC (2106), Century 21 Department Stores of New Jersey, L.L.C. (1705), Century 21 Gardens of Jersey, LLC (9882), C21 Sawgrass Blue, LLC (8286), C21 GA Blue LLC (5776), and Century Paramus Realty LLC (5033). The Debtors' principal place of business is: 22 Cortlandt Street, 5th Floor, New York, NY 10007.



ORDER GRANTING DEFENDANTS' MOTION TO REMAND

Upon the motion dated October 21, 2020, (the "Motion")² of the above-captioned defendants (the "Defendants") for mandatory abstention pursuant to 28 U.S.C. § 1334(c)(2), or, in the alternative, permissive abstention pursuant to 28 U.S.C. § 1334(c)(1) or remand pursuant to 28 U.S.C. § 1452(b), and the declaration in support thereof, with exhibits thereto; and the Court having jurisdiction to consider the Motion and the relief requested therein pursuant to 28 U.S.C. §§ 157, 1334, and 1452(b), and the Amended Standing Order of Reference from the United States District Court for the Southern District of New York dated February 1, 2012; and due and proper notice of the Motion having been provided to the parties affected thereby; and it appearing that no other or further notice need be provided; and the Court having reviewed the Motion and all pleadings filed in response to the Motion; and the Court having held oral argument on the Motion on December 16, 2020; and the Court having determined that the legal and factual bases set forth in the Motion establish just cause for the relief granted herein; and all objections to the Motion having been overruled on the merits; and upon all of the proceedings had before the Court, after due deliberation and sufficient cause appearing therefor;

IT IS HEREBY ORDERED THAT:

1. The Motion is GRANTED for the reasons set forth in the Court's bench ruling dictated on the record of the hearing held on February 12, 2021; an uncorrected version of the February 12, 2021 hearing transcript is attached hereto as Exhibit A.
2. The Insurance Action shall be and hereby is REMANDED pursuant to 28 U.S.C. § 1452(b) to the Supreme Court of the State of New York for the County of New York (the "State Court"), and:

² Capitalized terms not defined herein have the meanings ascribed to them in the Motion.



- a. The clerk of this Court shall send certified copies of this Order to the Clerk of the U.S. District Court for the Southern District of New York (the "SDNY Clerk");
- b. The SDNY Clerk shall:
 - i. REMAND the Insurance Action pursuant to 28 U.S.C. 1452(b) to the State Court; and
 - ii. Send the clerk of the State Court certified copies of this Order.
3. After the Insurance Action has been remanded to the State Court, the above-captioned adversary proceeding shall be closed without further order of this Court.
4. This Court shall retain jurisdiction solely to interpret and enforce this Order.

Dated: February 18, 2021

New York, New York

/s/ Shelley C. Chapman
HONORABLE SHELLEY C. CHAPMAN
UNITED STATES BANKRUPTCY JUDGE



**U.S. Bankruptcy Court
Southern District of New York (Manhattan)
Adversary Proceeding #: 20-01222-scc**

Assigned to: Judge Shelley C. Chapman
Lead BK Case: 20-12097
Lead BK Title: Century 21 Department Stores LLC
Lead BK Chapter: 11
Demand:

Date Filed: 09/22/20
Date Removed From State: 09/22/20

Nature[s] of Suit: 02 Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy)

Plaintiff

Century 21 Department Stores LLC
22 Cortlandt Street
5th Floor
New York, NY 10007
Tax ID / EIN: 13-4144073

represented by **Dennis T D'Antonio**
Weg and Myers, P.C.
52 Duane Street
FL 2
New York, NY 10007
212-227-4210
Fax : 212-349-6702
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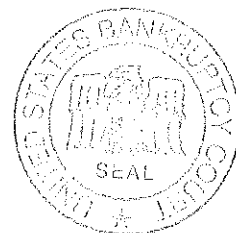
Lucy F Kweskin
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Steve Y Ma
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LEAD ATTORNEY

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Plaintiff



66 Pearl Retail, LLCrepresented by **Dennis T D'Antonio**
(See above for address)**John E. Jureller, Jr.**
Klestadt Winters Jureller
Southard & Stevens, LLP
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17th Floor
New York, NY 10036
(212) 972-3000
Fax : (212) 972-2245
Email: jjureller@klestadt.com***Plaintiff***
-----**66 Pearl Retail II, LLC**represented by **Dennis T D'Antonio**
(See above for address)**John E. Jureller, Jr.**
(See above for address)***Plaintiff***
-----**66 Pearl Retail ISG, LLC**represented by **Dennis T D'Antonio**
(See above for address)**John E. Jureller, Jr.**
(See above for address)***Plaintiff***
-----**173 Bway Blue LLC**represented by **Dennis T D'Antonio**
(See above for address)**John E. Jureller, Jr.**
(See above for address)***Plaintiff***
-----**262 Mott Blue TIC LLC**represented by **Dennis T D'Antonio**
(See above for address)**John E. Jureller, Jr.**
(See above for address)

Plaintiff
-----**444 86 Blue LLC**represented by **Dennis T D'Antonio**
(See above for address)**John E. Jureller, Jr.**
(See above for address)***Plaintiff***
-----**Miami DD 101 Blue LLC**represented by **Dennis T D'Antonio**
(See above for address)**John E. Jureller, Jr.**
(See above for address)***Plaintiff***
-----**28 Newbury JSRE TIC LLC**represented by **Dennis T D'Antonio**
(See above for address)**John E. Jureller, Jr.**
(See above for address)***Plaintiff***
-----**True Blue Associates LLC**represented by **Dennis T D'Antonio**
(See above for address)**John E. Jureller, Jr.**
(See above for address)***Plaintiff***
-----**Star of David**represented by **Dennis T D'Antonio**
(See above for address)**John E. Jureller, Jr.**
(See above for address)***Plaintiff***
-----**IRaymond-77 Warren LLC**represented by **Dennis T D'Antonio**
(See above for address)

John E. Jureller, Jr.
(See above for address)

Plaintiff

Sabra Associates LLC

represented by **Dennis T D'Antonio**
(See above for address)

John E. Jureller, Jr.
(See above for address)

Plaintiff

315 Seventh Retail LLC

represented by **Dennis T D'Antonio**
(See above for address)

John E. Jureller, Jr.
(See above for address)

Plaintiff

Webway Axxociates LLC

represented by **Dennis T D'Antonio**
(See above for address)

John E. Jureller, Jr.
(See above for address)

Plaintiff

Century 21 Inc.

represented by **Dennis T D'Antonio**
(See above for address)

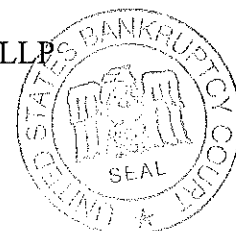
John E. Jureller, Jr.
(See above for address)

V.

Defendant

Starr Surplus Lines Insurance C0.

represented by **Craig Goldblatt**
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LEAD ATTORNEY

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Defendant

Allianz Global Risks US Insurance Co.

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Defendant

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Defendant

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LEAD ATTORNEY

Benjamin Loveland
(See above for address)

Defendant

Steadfast Insurance Co.

represented by **Philip D. Anker**
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Craig Goldblatt
(See above for address)

Meegan F. Hollywood



(See above for address)

LEAD ATTORNEY

Benjamin Loveland

(See above for address)

Defendant

**Endurance American Specialty
Insurance Co.**

represented by **Philip D. Anker**

(See above for address)

William Michael Cooney

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LEAD ATTORNEY

Craig Goldblatt

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Corey Russell Greenwald

Clyde & Co US LLP (NYC)

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LEAD ATTORNEY

Defendant

Evanstan Insurance Co.

represented by **Cynthia Louise Bernstiel**

McClellan Bernstiel, LLP

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Suite 200

Blue Bell, PA 19422

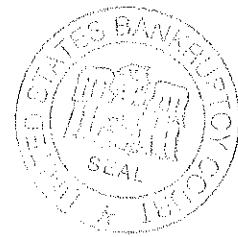
610-910-8489

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Craig Goldblatt

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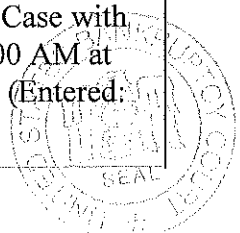


Defendant
-----**Landmark American Insurance Co.**represented by **Philip D. Anker**
(See above for address)**Craig Goldblatt**
(See above for address)**Meegan F. Hollywood**
(See above for address)
*LEAD ATTORNEY***Benjamin Loveland**
(See above for address)***Defendant***
-----**Certain Underwriters At Lloyds
Subscribing To Policy Nos.
PG1902704, PG1902346, PG1902696,
PG1902698, PG1902707, PG1902702,
and PG1902712**represented by **Philip D. Anker**
(See above for address)**Craig Goldblatt**
(See above for address)**Meegan F. Hollywood**
(See above for address)
*LEAD ATTORNEY***Benjamin Loveland**
(See above for address)***Defendant***
-----**QBE Specialty Insurance Company**represented by **Philip D. Anker**
(See above for address)**Craig Goldblatt**
(See above for address)**Isabella Karlina Stankowski-Booker**
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Email: istankowski@zelle.com
LEAD ATTORNEY

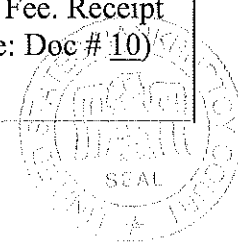
Defendant
-----**Great American Fidelity Insurance
Co**represented by **Kevin Buckley**
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New York, NY 10004
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Email: kbuckley@moundcotton.com**Tyler William Flynn**
Mound Cotton Wollan & Greengrass LLP
1 New York Plaza
Ste 44th Floor
New York, NY 10004
212-804-4524
Email: tflynn@moundcotton.com***Defendant***
-----**Evanston Insurance Company**represented by **Philip D. Anker**
(See above for address)**Craig Goldblatt**
(See above for address)***Defendant***
-----**Starr Surplus Lines Insurance Co.**represented by **Philip D. Anker**
(See above for address)***Claims and Noticing Agent***
-----**Stretto**
8269 E. 23rd Avenue
Suite 275
Denver, CO 80238
(855) 812-6112***Creditor Committee***
-----**Official Committee of Unsecured
Creditors of Century 21 Department
Stores LLC, et al.**represented by **Jeffrey L. Cohen**
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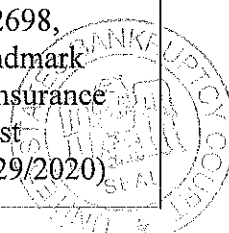
Filing Date	#	Docket Text
09/22/2020	<u>1</u> (289 pgs; 24 docs)	Adversary case 20-01222. Copy of Certified Order Transferring Case No. <i>1:20-cv-7437 (LGS)</i> from the U.S. District Court, S.D.N.Y. to the U.S. Bankruptcy Court, S.D.N.Y. (Receipt Number ANYSDC-21601520, Fee Amount \$ 350.). Nature(s) of Suit: (02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy))) Filed by Steve Y Ma on behalf of Century 21 Department Stores LLC, 66 Pearl Retail, LLC, 66 Pearl Retail II, LLC, 66 Pearl Retail ISG, LLC, 173 Bway Blue LLC, 262 Mott Blue TIC LLC, 444 86 Blue LLC, Miami DD 101 Blue LLC, 28 Newbury JSRE TIC LLC, True Blue Associates LLC, Star of David, IRaymond-77 Warren LLC, Sabra Associates LLC, 315 Seventh Retail LLC, Webway Axxociates LLC, Century 21 Inc.. (Attachments: # <u>1</u> Doc 2 Civil Cover sheet # <u>2</u> Doc 3 Rule 7.1 # <u>3</u> Doc 4 Answer # <u>4</u> Doc 5 Answer # <u>5</u> Doc 6 Answer # <u>6</u> Doc 7 Answer # <u>7</u> Doc 8 Answer # <u>8</u> Doc 9 Notice # <u>9</u> Doc 10 Rule 7.1 # <u>10</u> Doc 11 Answer # <u>11</u> Doc 12 Notice # <u>12</u> Doc 13 notice of appearance # <u>13</u> Doc 14 Rule 7.1 # <u>14</u> Doc 15 Answer # <u>15</u> Doc 16 Answer # <u>16</u> Doc 17 Letter # <u>17</u> Doc 18 Notice of Appearance # <u>18</u> Doc 19 Rule 7.1 # <u>19</u> Doc 20 Answer # <u>20</u> Doc 21 Notice of Appearance # <u>21</u> Doc 22 Memo Endorsement # <u>22</u> Doc 23 SDNY Transfer Order # <u>23</u> SDNY Docket Sheet) (Pisarczyk, Gladys) Modified on 9/23/2020 (Braithwaite, Kenishia). (Entered: 09/22/2020)
09/22/2020	<u>2</u> (5 pgs)	Notice of Appearance in Adversary Proceeding filed by Jamila J. Willis on behalf of Allianz Global Risks US Insurance Co.. (Willis, Jamila) (Entered: 09/22/2020)
09/22/2020	<u>3</u> (2 pgs)	<i>Letter to Judge Chapman Re: Request for Telephonic Scheduling Conference</i> Filed by Lucy Kweskin on behalf of Century 21 Department Stores LLC. (Kweskin, Lucy) (Entered: 09/22/2020)
09/23/2020	<u>4</u> (1 pg)	Notice of Pre-Trial Conference for a Removed Case with Pre-Trial Conference set for 10/14/2020 at 10:00 AM at Courtroom 623 (SCC), (Braithwaite, Kenishia) (Entered: 09/23/2020)



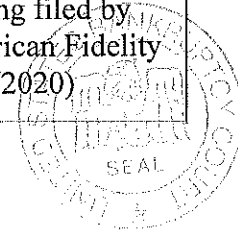
09/25/2020	<p>● <u>5</u> (4 pgs)</p>	Statement of Intention Demand for Trial by Jury filed by Jamila J. Willis on behalf of Allianz Global Risks US Insurance Co.. (Willis, Jamila) (Entered: 09/25/2020)
09/25/2020	<p>● <u>6</u> (14 pgs; 3 docs)</p>	Statement of Defendant Allianz Global Risks US Ins. Co. Pursuant to Fed. R. Bankr. P. 9027(e)(3) filed by Jamila J. Willis on behalf of Allianz Global Risks US Insurance Co.. (Attachments: # <u>1</u> Exhibit A # <u>2</u> Exhibit B) (Willis, Jamila) (Entered: 09/25/2020)
09/25/2020	<p>● <u>7</u> (5 pgs)</p>	Affidavit of Service re: Request for Telephonic Scheduling Conference (Docket No. 3) (related document(s) <u>3</u>) filed by Stretto.(Klamser, Robert) (Entered: 09/25/2020)
09/25/2020	<p>● <u>8</u> (6 pgs)</p>	Notice of Appearance filed by Benjamin Loveland on behalf of Certain Underwriters At Lloyds Subscribing To Policy Nos. PG1902704, PG1902346, PG1902696, PG1902698, PG1902707, PG1902702, and PG1902712, Landmark American Insurance Co., Liberty Mutual Fire Insurance Co., Starr Surplus Lines Insurance C0., Steadfast Insurance Co.. (Loveland, Benjamin) (Entered: 09/25/2020)
09/25/2020	<p>● <u>9</u> (5 pgs)</p>	Statement / Rule 9027(e)(3) Statement of Certain Insurers filed by Benjamin Loveland on behalf of Certain Underwriters At Lloyds Subscribing To Policy Nos. PG1902704, PG1902346, PG1902696, PG1902698, PG1902707, PG1902702, and PG1902712, Landmark American Insurance Co., Liberty Mutual Fire Insurance Co., Starr Surplus Lines Insurance C0., Steadfast Insurance Co.. (Loveland, Benjamin) (Entered: 09/25/2020)
09/25/2020	<p>● <u>10</u> (4 pgs)</p>	Application for Pro Hac Vice Admission filed by Benjamin Loveland on behalf of Certain Underwriters At Lloyds Subscribing To Policy Nos. PG1902704, PG1902346, PG1902696, PG1902698, PG1902707, PG1902702, and PG1902712, Landmark American Insurance Co., Liberty Mutual Fire Insurance Co., Starr Surplus Lines Insurance C0., Steadfast Insurance Co.. (Loveland, Benjamin) (Entered: 09/25/2020)
09/25/2020		Receipt of Application for Pro Hac Vice Admission(<u>20-01222-scc</u>) [motion,122] (200.00) Filing Fee. Receipt number A14367652. Fee amount 200.00. (Re: Doc # <u>10</u>) (U.S. Treasury) (Entered: 09/25/2020)



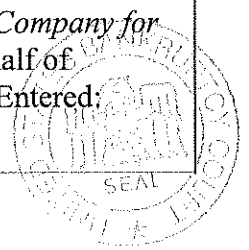
09/25/2020	<p>● <u>11</u> (5 pgs)</p>	Statement Rule 9027(e)(3) Statement of QBE Specialty Insurance Company filed by Isabella Karlina Stankowski-Booker on behalf of QBE Specialty Insurance Company. (Stankowski-Booker, Isabella) (Entered: 09/25/2020)
09/25/2020	<p>● <u>12</u> (4 pgs)</p>	Statement of Intention pursuant to FRBP 9027(e)(3) Filed by Corey R Greenwald on behalf of Endurance American Specialty Insurance Co.. (Greenwald, Corey) (Entered: 09/25/2020)
09/25/2020	<p>● <u>13</u> (4 pgs)</p>	Statement of Intention (Jury Demand) Filed by Corey R Greenwald on behalf of Endurance American Specialty Insurance Co.. (Greenwald, Corey) (Entered: 09/25/2020)
09/25/2020	<p>● <u>14</u> (4 pgs)</p>	Notice of Hearing for September 30, 2020 at 11:00 A.M. (ET) filed by Lucy Kweskin on behalf of Century 21 Department Stores LLC. (Kweskin, Lucy) (Entered: 09/25/2020)
09/28/2020	<p>● <u>15</u> (2 pgs)</p>	Order Granting Application for Pro Hac Vice Admission of Benjamin W. Loveland (Related Doc # 10) signed on 9/28/2020 (White, Greg) (Entered: 09/28/2020)
09/28/2020	<p>● <u>16</u> (4 pgs)</p>	Application for Pro Hac Vice Admission filed by Craig Goldblatt on behalf of Certain Underwriters At Lloyds Subscribing To Policy Nos. PG1902704, PG1902346, PG1902696, PG1902698, PG1902707, PG1902702, and PG1902712, Landmark American Insurance Co., Liberty Mutual Fire Insurance Co., Starr Surplus Lines Insurance Co., Steadfast Insurance Co.. (Goldblatt, Craig) (Entered: 09/28/2020)
09/28/2020		Receipt of Application for Pro Hac Vice Admission(20-01222-scc) [motion,122] (200.00) Filing Fee. Receipt number A14371298. Fee amount 200.00. (Re: Doc # 16) (U.S. Treasury) (Entered: 09/28/2020)
09/28/2020	<p>● <u>17</u> (2 pgs)</p>	Order Granting Application for Pro Hac Vice Admission of Craig Goldblatt (Related Doc # 16) signed on 9/28/2020 (White, Greg) (Entered: 09/28/2020)
09/29/2020	<p>● <u>18</u> (4 pgs)</p>	Application for Pro Hac Vice Admission of Matthew M. Burke, Esq. filed by Craig Goldblatt on behalf of Certain Underwriters At Lloyds Subscribing To Policy Nos. PG1902704, PG1902346, PG1902696, PG1902698, PG1902707, PG1902702, and PG1902712, Landmark American Insurance Co., Liberty Mutual Fire Insurance Co., Starr Surplus Lines Insurance Co., Steadfast Insurance Co.. (Goldblatt, Craig) (Entered: 09/29/2020)



09/29/2020		Receipt of Application for Pro Hac Vice Admission(20-01222-scc) [motion,122] (200.00) Filing Fee. Receipt number A14375435. Fee amount 200.00. (Re: Doc # 18) (U.S. Treasury) (Entered: 09/29/2020)
09/29/2020	● <u>19</u> (6 pgs)	Corporate Ownership Statement . Filed by Craig Goldblatt on behalf of Certain Underwriters At Lloyds Subscribing To Policy Nos. PG1902704, PG1902346, PG1902696, PG1902698, PG1902707, PG1902702, and PG1902712. (Goldblatt, Craig) (Entered: 09/29/2020)
09/29/2020	● <u>20</u> (4 pgs)	Corporate Ownership Statement . Corporate parents added to case: RSUI Indemnity Company. Filed by Craig Goldblatt on behalf of Landmark American Insurance Co.. (Goldblatt, Craig) (Entered: 09/29/2020)
09/29/2020	● <u>21</u> (4 pgs)	Corporate Ownership Statement . Corporate parents added to case: Liberty Mutual Group Inc.. Filed by Craig Goldblatt on behalf of Liberty Mutual Fire Insurance Co.. (Goldblatt, Craig) (Entered: 09/29/2020)
09/29/2020	● <u>22</u> (5 pgs)	Corporate Ownership Statement . Corporate parents added to case: Starr Indemnity and Liability Company, Inc.. Filed by Craig Goldblatt on behalf of Starr Surplus Lines Insurance C0.. (Goldblatt, Craig) (Entered: 09/29/2020)
09/29/2020	● <u>23</u> (4 pgs)	Corporate Ownership Statement . Corporate parents added to case: Zurich American Insurance Company. Filed by Craig Goldblatt on behalf of Steadfast Insurance Co.. (Goldblatt, Craig) (Entered: 09/29/2020)
09/29/2020	● <u>24</u> (2 pgs)	Order Granting Application for Pro Hac Vice Admission of Matthew M. Burke (Related Doc # 18) signed on 9/29/2020 (White, Greg) (Entered: 09/29/2020)
09/29/2020	● <u>25</u> (5 pgs)	Notice of Appearance in Adversary Proceeding filed by Cynthia Louise Bernstiel on behalf of Evanstan Insurance Co.. (Bernstiel, Cynthia) (Entered: 09/29/2020)
09/30/2020	● <u>26</u> (5 pgs)	Notice of Appearance in Adversary Proceeding filed by Kevin Buckley on behalf of Great American Fidelity Insurance Co. (Buckley, Kevin) (Entered: 09/30/2020)
09/30/2020	● <u>27</u> (5 pgs)	Notice of Appearance in Adversary Proceeding filed by Tyler William Flynn on behalf of Great American Fidelity Insurance Co. (Flynn, Tyler) (Entered: 09/30/2020)



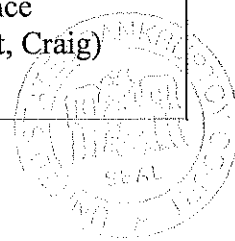
09/30/2020	● <u>28</u> (5 pgs)	Statement <i>Bankruptcy Rule 9027(e)(3)</i> filed by Kevin Buckley on behalf of Great American Fidelity Insurance Co. (Buckley, Kevin) (Entered: 09/30/2020)
10/01/2020	● <u>29</u> (36 pgs)	Answer to Complaint (Related Doc # []) filed by Cynthia Louise Bernstiel on behalf of Evanstan Insurance Co.. (Bernstiel, Cynthia) (Entered: 10/01/2020)
10/01/2020	● <u>48</u> (57 pgs)	Transcript regarding Hearing Held on 9/30/20 at 11:00 AM RE: Status Conference. Remote electronic access to the transcript is restricted until 12/30/2020. The transcript may be viewed at the Bankruptcy Court Clerks Office. [Transcription Service Agency: Veritext Legal Solutions.]. (See the Courts Website for contact information for the Transcription Service Agency.). Notice of Intent to Request Redaction Deadline Due By 10/8/2020. Statement of Redaction Request Due By 10/22/2020. Redacted Transcript Submission Due By 11/2/2020. Transcript access will be restricted through 12/30/2020. (Cales, Humberto) (Entered: 10/08/2020)
10/02/2020	● <u>30</u> (5 pgs)	Statement / <i>Demand of Certain Insurers for Trial by Jury</i> filed by Craig Goldblatt on behalf of Certain Underwriters At Lloyds Subscribing To Policy Nos. PG1902704, PG1902346, PG1902696, PG1902698, PG1902707, PG1902702, and PG1902712, Landmark American Insurance Co., Liberty Mutual Fire Insurance Co., Starr Surplus Lines Insurance Co., Steadfast Insurance Co.. (Goldblatt, Craig) (Entered: 10/02/2020)
10/02/2020	● <u>31</u> (5 pgs)	Notice of Appearance <i>and Request for Service of Papers</i> filed by Craig Goldblatt on behalf of QBE Specialty Insurance Company. (Goldblatt, Craig) (Entered: 10/02/2020)
10/02/2020	● <u>32</u> (4 pgs)	Statement / <i>Demand of QBE Specialty Insurance Company for Trial by Jury</i> filed by Craig Goldblatt on behalf of QBE Specialty Insurance Company. (Goldblatt, Craig) (Entered: 10/02/2020)
10/02/2020	● <u>33</u> (5 pgs)	Notice of Appearance <i>and Request for Service of Papers</i> filed by Craig Goldblatt on behalf of Evanstan Insurance Co.. (Goldblatt, Craig) (Entered: 10/02/2020)
10/02/2020	● <u>34</u> (4 pgs)	Statement / <i>Demand of Evanston Insurance Company for Trial by Jury</i> filed by Craig Goldblatt on behalf of Evanstan Insurance Co.. (Goldblatt, Craig) (Entered: 10/02/2020)



10/02/2020	<p>35 (4 pgs)</p>	Statement / Rule 9027(e)(3) Statement of Evanston Insurance Company filed by Craig Goldblatt on behalf of Evanston Insurance Co.. (Goldblatt, Craig) (Entered: 10/02/2020)
10/02/2020	<p>36 (4 pgs)</p>	Corporate Ownership Statement / Rule 7007.1 Corporate Disclosure Statement of Evanston Insurance Company. Corporate parents added to case: Markel Corporation. Filed by Craig Goldblatt on behalf of Evanston Insurance Co.. (Goldblatt, Craig) (Entered: 10/02/2020)
10/05/2020	<p>37 (5 pgs)</p>	Notice of Appearance filed by Joanna L. Young on behalf of Axis Surplus Lines Insurance Co.. (Young, Joanna) (Entered: 10/05/2020)
10/05/2020	<p>38 (5 pgs)</p>	Notice of Appearance of Kristin V. Gallagher filed by Joanna L. Young on behalf of Axis Surplus Lines Insurance Co.. (Young, Joanna) (Entered: 10/05/2020)
10/05/2020	<p>39 (4 pgs)</p>	Statement /Demand of AXIS Surplus Insurance Company for Trial by Jury filed by Joanna L. Young on behalf of Axis Surplus Lines Insurance Co.. (Young, Joanna) (Entered: 10/05/2020)
10/05/2020	<p>40 (5 pgs)</p>	Statement /Rule 9027(e)(3) Statement of AXIS Surplus Insurance Company filed by Joanna L. Young on behalf of Axis Surplus Lines Insurance Co.. (Young, Joanna) (Entered: 10/05/2020)
10/06/2020	<p>41 (4 pgs)</p>	Application for Pro Hac Vice Admission of George McClellan, Esq. filed by Craig Goldblatt on behalf of Evanston Insurance Company. (Goldblatt, Craig) (Entered: 10/06/2020)
10/06/2020		Receipt of Application for Pro Hac Vice Admission(20-01222-scc) [motion,122] (200.00) Filing Fee. Receipt number A14403853. Fee amount 200.00. (Re: Doc # 41) (U.S. Treasury) (Entered: 10/06/2020)
10/06/2020	<p>42 (4 pgs)</p>	Application for Pro Hac Vice Admission of Shannon OMalley, Esq. filed by Craig Goldblatt on behalf of QBE Specialty Insurance Company. (Goldblatt, Craig) (Entered: 10/06/2020)
10/06/2020		Receipt of Application for Pro Hac Vice Admission(20-01222-scc) [motion,122] (200.00) Filing Fee. Receipt number A14403889. Fee amount 200.00. (Re: Doc # 42) (U.S. Treasury) (Entered: 10/06/2020)

10/06/2020	<p>● <u>43</u> (4 pgs)</p>	Application for Pro Hac Vice Admission of <i>Paige Tackett, Esq.</i> filed by Craig Goldblatt on behalf of QBE Specialty Insurance Company. (Goldblatt, Craig) (Entered: 10/06/2020)
10/06/2020		Receipt of Application for Pro Hac Vice Admission(<u>20-01222-scc</u>) [motion,122] (200.00) Filing Fee. Receipt number A14403907. Fee amount 200.00. (Re: Doc # <u>43</u>) (U.S. Treasury) (Entered: 10/06/2020)
10/06/2020	<p>● <u>44</u> (2 pgs)</p>	Order Granting Application for Pro Hac Vice Admission of George McClellan (Related Doc # <u>41</u>) signed on 10/6/2020 (White, Greg) (Entered: 10/06/2020)
10/06/2020	<p>● <u>45</u> (2 pgs)</p>	Order Granting Application for Pro Hac Vice Admission of Shannon O'Malley (Related Doc # <u>42</u>) signed on 10/6/2020 (White, Greg) (Entered: 10/06/2020)
10/06/2020	<p>● <u>46</u> (2 pgs)</p>	Order Granting Application for Pro Hac Vice Admission of Paige Tackett (Related Doc # <u>43</u>) signed on 10/6/2020 (White, Greg) (Entered: 10/06/2020)
10/08/2020	<p>● <u>47</u> (77 pgs; 2 docs)</p>	(Incorrect PDF File Submitted) Amended Answer to Complaint (related document(s) <u>29</u>) filed by Cynthia Louise Bernstiel on behalf of Evanstan Insurance Co.. (Attachments: # <u>1</u> Exhibit A - Policy)(Bernstiel, Cynthia) Modified on 10/8/2020 (Richards, Beverly). (Entered: 10/08/2020)
10/09/2020	<p>● <u>49</u> (76 pgs; 2 docs)</p>	(This Entry Has Been Refiled. See Document #<u>67</u> For The Correct Entry) Amended Answer to Complaint (related document(s) <u>29</u>) filed by Cynthia Louise Bernstiel on behalf of Evanstan Insurance Co.. (Attachments: # <u>1</u> Exhibit A)(Bernstiel, Cynthia) Modified on 11/4/2020 (Richards, Beverly). (Entered: 10/09/2020)
10/09/2020	<p>● <u>50</u> (4 pgs)</p>	Corporate Ownership Statement . Corporate parents added to case: QBE Holdings, Inc.. Filed by Craig Goldblatt on behalf of QBE Specialty Insurance Company. (Goldblatt, Craig) (Entered: 10/09/2020)
10/13/2020	<p>● <u>51</u> (3 pgs)</p>	Notice of Appearance in Adversary Proceeding filed by John E. Jureller Jr. on behalf of 173 Bway Blue LLC, 262 Mott Blue TIC LLC, 28 Newbury JSRE TIC LLC, 315 Seventh Retail LLC, 444 86 Blue LLC, 66 Pearl Retail II, LLC, 66 Pearl Retail ISG, LLC, 66 Pearl Retail, LLC, Century 21 Inc., IRaymond-77 Warren LLC, Miami DD, 101 Blue LLC, Sabra Associates LLC, Star of David, True Blue Associates LLC, Webway Axxociates LLC.

		(Jureller, John) (Entered: 10/13/2020)
10/13/2020	● <u>52</u> (3 pgs)	Notice of Hearing / <i>Notice of Telephonic Status Conference</i> filed by Lucy Kweskin on behalf of Century 21 Department Stores LLC. with hearing to be held on 10/14/2020 at 03:00 PM at Teleconference Line (CourtSolutions) (SCC) (Kweskin, Lucy) (Entered: 10/13/2020)
10/14/2020	● <u>53</u> (7 pgs)	Affidavit of Service <i>re: Notice of Telephonic Status Conference (Docket No. 52)</i> (related document(s) <u>52</u>) filed by Stretto.(Klamser, Robert) (Entered: 10/14/2020)
10/16/2020	● <u>54</u> (5 pgs)	Case Management and Scheduling Order signed on 10/16/2020 (White, Greg) (Entered: 10/16/2020)
10/16/2020	● <u>55</u> (41 pgs)	Answer to Complaint (Related Doc # []) filed by Kevin Buckley on behalf of Great American Fidelity Insurance Co. (Buckley, Kevin) (Entered: 10/16/2020)
10/16/2020	● <u>56</u> (4 pgs)	Corporate Ownership Statement . Corporate parents added to case: American Financial Group, Inc., Great American Insurance Company. Filed by Kevin Buckley on behalf of Great American Fidelity Insurance Co. (Buckley, Kevin) (Entered: 10/16/2020)
10/16/2020	● <u>57</u> (4 pgs)	Statement <i>Demand for Trial by Jury</i> filed by Kevin Buckley on behalf of Great American Fidelity Insurance Co. (Buckley, Kevin) (Entered: 10/16/2020)
10/19/2020	● <u>66</u> (39 pgs)	Transcript regarding Hearing Held on 10/14/20 at 10:04 AM RE: Status Conference. Remote electronic access to the transcript is restricted until 1/19/2021. The transcript may be viewed at the Bankruptcy Court Clerks Office. [Transcription Service Agency: Veritext Legal Solutions.]. (See the Courts Website for contact information for the Transcription Service Agency.). Notice of Intent to Request Redaction Deadline Due By 10/26/2020. Statement of Redaction Request Due By 11/9/2020. Redacted Transcript Submission Due By 11/19/2020. Transcript access will be restricted through 1/19/2021. (Cales, Humberto) (Entered: 11/02/2020)
10/21/2020	● <u>58</u> (5 pgs)	Notice of Appearance <i>and Request for Service of Papers</i> filed by Craig Goldblatt on behalf of Endurance American Specialty Insurance Co.. (Goldblatt, Craig) (Entered: 10/21/2020)



10/21/2020	<p>● <u>59</u> (4 pgs)</p>	Corporate Ownership Statement . Corporate parents added to case: Endurance American Insurance Company. Filed by Craig Goldblatt on behalf of Endurance American Specialty Insurance Co.. (Goldblatt, Craig) (Entered: 10/21/2020)
10/21/2020	<p>● <u>60</u> (41 pgs; 2 docs)</p>	Memorandum of Law / <i>Defendants' Motion to Remand</i> filed by Craig Goldblatt on behalf of Allianz Global Risks US Insurance Co., Axis Surplus Lines Insurance Co., Certain Underwriters At Lloyds Subscribing To Policy Nos. PG1902704, PG1902346, PG1902696, PG1902698, PG1902707, PG1902702, and PG1902712, Endurance American Specialty Insurance Co., Evanston Insurance Company, Great American Fidelity Insurance Co, Landmark American Insurance Co., Liberty Mutual Fire Insurance Co., QBE Specialty Insurance Company, Starr Surplus Lines Insurance CO., Steadfast Insurance Co.. (Attachments: # <u>1</u> Exhibit A: Proposed Order) (Goldblatt, Craig) (Entered: 10/21/2020)
10/21/2020	<p>● <u>61</u> (11 pgs; 3 docs)</p>	<i>Declaration of Craig Goldblatt in Support of Defendants' Motion to Remand</i> filed by Craig Goldblatt on behalf of Allianz Global Risks US Insurance Co., Axis Surplus Lines Insurance Co., Certain Underwriters At Lloyds Subscribing To Policy Nos. PG1902704, PG1902346, PG1902696, PG1902698, PG1902707, PG1902702, and PG1902712, Endurance American Specialty Insurance Co., Evanston Insurance Company, Great American Fidelity Insurance Co, Landmark American Insurance Co., Liberty Mutual Fire Insurance Co., QBE Specialty Insurance Company, Starr Surplus Lines Insurance CO., Steadfast Insurance Co.. (Attachments: # <u>1</u> Exhibit A # <u>2</u> Exhibit B) (Goldblatt, Craig) (Entered: 10/21/2020)
10/22/2020	<p>● <u>62</u> (5 pgs)</p>	Notice of Appearance in Adversary Proceeding of <i>Lowenstein Sander LLP</i> filed by Jeffrey L. Cohen on behalf of Official Committee of Unsecured Creditors of Century 21 Department Stores LLC, et al.. (Cohen, Jeffrey) (Entered: 10/22/2020)
10/22/2020	<p>● <u>63</u> (8 pgs)</p>	Notice of Hearing on <i>Defendants' Motion to Remand</i> (related document(s) <u>60</u> , <u>61</u>) filed by Craig Goldblatt on behalf of Allianz Global Risks US Insurance Co., Axis Surplus Lines Insurance Co., Certain Underwriters At Lloyds Subscribing To Policy Nos. PG1902704, PG1902346, PG1902696, PG1902698, PG1902707, PG1902702, and PG1902712, Endurance American Specialty Insurance Co., Evanston Insurance Company, Great American Fidelity Insurance Co, Landmark American Insurance Co., Liberty Mutual Fire Insurance

		Co., QBE Specialty Insurance Company, Starr Surplus Lines Insurance Co., Steadfast Insurance Co.. with hearing to be held on 12/16/2020 at 10:00 AM at Teleconference Line (CourtSolutions) (SCC) Objections due by 11/9/2020, (Goldblatt, Craig) (Entered: 10/22/2020)
10/30/2020	● <u>64</u> (7 pgs; 2 docs)	Application for Pro Hac Vice Admission of <i>Marc E. Rosenthal</i> filed by Lucy Kweskin on behalf of Century 21 Department Stores LLC. (Attachments: # <u>1</u> Exhibit A) (Kweskin, Lucy) (Entered: 10/30/2020)
10/30/2020		Receipt of Application for Pro Hac Vice Admission(<u>20-01222-scc</u>) [motion,122] (200.00) Filing Fee. Receipt number A14502985. Fee amount 200.00. (Re: Doc # <u>64</u>) (U.S. Treasury) (Entered: 10/30/2020)
11/02/2020	● <u>65</u> (3 pgs)	Order Granting Application for Pro Hac Vice Admission of Marc E. Rosenthal (Related Doc # <u>64</u>) signed on 11/2/2020 (White, Greg) (Entered: 11/02/2020)
11/04/2020	● <u>67</u> (97 pgs; 2 docs)	Amended Answer to Complaint filed by Cynthia Louise Bernstiel on behalf of Evanstan Insurance Co.. (Attachments: # <u>1</u> Exhibit A)(Bernstiel, Cynthia) (Entered: 11/04/2020)
11/09/2020	● <u>68</u> (37 pgs)	Opposition to <i>Defendants' Motion to Remand</i> (related document(s) <u>60</u>) filed by Lucy Kweskin on behalf of Century 21 Department Stores LLC. (Kweskin, Lucy) (Entered: 11/09/2020)
11/09/2020	● <u>69</u> (5 pgs)	Opposition / Joinder of the Official Committee of Unsecured Creditors to Debtors Opposition to Defendants Motion to Remand (related document(s) <u>68</u> , <u>60</u>) filed by Jeffrey L. Cohen on behalf of Official Committee of Unsecured Creditors of Century 21 Department Stores LLC, et al.. (Cohen, Jeffrey) (Entered: 11/09/2020)
11/11/2020	● <u>70</u> (7 pgs)	Affidavit of Service re: <i>Opposition to Defendants Motion to Remand (Docket No. 68)</i> (related document(s) <u>68</u>) filed by Stretto.(Klamser, Robert) (Entered: 11/11/2020)
11/23/2020	● <u>71</u> (38 pgs)	Response / <i>Defendants' Reply in Further Support of Remand</i> (related document(s) <u>63</u> , <u>68</u> , <u>60</u> , <u>69</u> , <u>61</u>) filed by Craig Goldblatt on behalf of Allianz Global Risks US Insurance Co., Axis Surplus Lines Insurance Co., Certain Underwriters At Lloyds Subscribing To Policy Nos. PG1902704, PG1902346, PG1902696, PG1902698, PG1902707, PG1902702, and PG1902712, Endurance American Specialty Insurance Co., Evanston Insurance

		Company, Great American Fidelity Insurance Co, Landmark American Insurance Co., Liberty Mutual Fire Insurance Co., QBE Specialty Insurance Company, Starr Surplus Lines Insurance Co., Steadfast Insurance Co.. with hearing to be held on 12/16/2020 at 10:00 AM at Teleconference Line (CourtSolutions) (SCC) (Goldblatt, Craig) (Entered: 11/23/2020)
12/07/2020	● <u>72</u> (24 pgs)	Notice of Proposed Order / <i>Proposed Confidentiality Agreement and Stipulated Protective Order</i> filed by Lucy Kweskin on behalf of Century 21 Department Stores LLC. (Kweskin, Lucy) (Entered: 12/07/2020)
12/10/2020	● <u>73</u> (5 pgs)	Notice of Appearance <i>and Request for Service of Papers</i> filed by Philip D. Anker on behalf of Starr Surplus Lines Insurance Co., Certain Underwriters At Lloyds Subscribing To Policy Nos. PG1902704, PG1902346, PG1902696, PG1902698, PG1902707, PG1902702, and PG1902712, Endurance American Specialty Insurance Co., Evanston Insurance Company, Landmark American Insurance Co., Liberty Mutual Fire Insurance Co., QBE Specialty Insurance Company, Steadfast Insurance Co.. (Anker, Philip) (Entered: 12/10/2020)
12/11/2020	● <u>74</u> (24 pgs)	So Ordered Confidentiality Agreement and Stipulated Protective Order signed on 12/11/2020 (White, Greg) (Entered: 12/11/2020)
12/14/2020	● <u>75</u> (8 pgs)	Affidavit of Service <i>re: Confidentiality Agreement and Stipulated Protective Order (Docket No. 72)</i> (related document(s) <u>72</u>) filed by Stretto.(Klamser, Robert) (Entered: 12/14/2020)
12/15/2020	● <u>76</u> (3 pgs)	Notice of Agenda <i>for Telephonic Hearing on Matters Scheduled for December 16, 2020</i> Filed by Lucy Kweskin on behalf of Century 21 Department Stores LLC. with hearing to be held on 12/16/2020 at 10:00 AM at Teleconference Line (CourtSolutions) (SCC) (Kweskin, Lucy) (Entered: 12/15/2020)
12/15/2020	● <u>77</u> (6 pgs)	Affidavit of Service <i>re: Notice of Agenda for Telephonic Hearing on Matters Scheduled for December 16, 2020 (Docket No. 76)</i> (related document(s) <u>76</u>) filed by Stretto. (Klamser, Robert) (Entered: 12/15/2020)
12/28/2020	● <u>78</u> (35 pgs)	Transcript regarding Hearing Held on 12/16/20 at 9:59 AM RE: Defendants Motion to Remand filed by Craig Goldblatt. Remote electronic access to the transcript is restricted until 3/29/2021. The transcript may be viewed at the Bankruptcy Court Clerks Office. [Transcription

		Service Agency: Veritext Legal Solutions.]. (See the Courts Website for contact information for the Transcription Service Agency.) (RE: related document(s) <u>60</u>). Notice of Intent to Request Redaction Deadline Due By 1/4/2021. Statement of Redaction Request Due By 1/19/2021. Redacted Transcript Submission Due By 1/28/2021. Transcript access will be restricted through 3/29/2021. (Cales, Humberto) (Entered: 01/05/2021)
01/12/2021	<p>● <u>79</u> (4 pgs)</p>	Application for Pro Hac Vice Admission of <i>Nicole Kozlowski</i> filed by Michael D. Hynes on behalf of Allianz Global Risks US Insurance Co.. (Hynes, Michael) (Entered: 01/12/2021)
01/12/2021		Receipt of Application for Pro Hac Vice Admission(<u>20-01222-scc</u>) [motion,122] (200.00) Filing Fee. Receipt number A14855166. Fee amount 200.00. (Re: Doc # <u>79</u>) (U.S. Treasury) (Entered: 01/12/2021)
01/13/2021	<p>● <u>80</u> (2 pgs)</p>	Order Granting Application for Pro Hac Vice Admission of Nicole Kozlowski (Related Doc # <u>79</u>) signed on 1/13/2021 (White, Greg) (Entered: 01/13/2021)
01/29/2021	<p>● <u>81</u> (27 pgs)</p>	First Motion to Compel <i>Documents/Information</i> filed by Dennis T D'Antonio on behalf of 173 Bway Blue LLC, 262 Mott Blue TIC LLC, 28 Newbury JSRE TIC LLC, 315 Seventh Retail LLC, 444 86 Blue LLC, 66 Pearl Retail II, LLC, 66 Pearl Retail ISG, LLC, 66 Pearl Retail, LLC, Century 21 Department Stores LLC, Century 21 Inc., IRaymond-77 Warren LLC, Miami DD 101 Blue LLC, Sabra Associates LLC, Star of David, True Blue Associates LLC, Webway Axxociates LLC. (D'Antonio, Dennis) (Entered: 01/29/2021)
01/29/2021	<p>● <u>82</u> (495 pgs; 16 docs)</p>	First Declaration of <i>Dennis D'Antonio in Support of Plaintiffs' Motion to Compel</i> (related document(s) <u>81</u>) filed by Dennis T D'Antonio on behalf of 173 Bway Blue LLC, 262 Mott Blue TIC LLC, 28 Newbury JSRE TIC LLC, 315 Seventh Retail LLC, 444 86 Blue LLC, 66 Pearl Retail II, LLC, 66 Pearl Retail ISG, LLC, 66 Pearl Retail, LLC, Century 21 Department Stores LLC, Century 21 Inc., IRaymond-77 Warren LLC, Miami DD 101 Blue LLC, Sabra Associates LLC, Star of David, True Blue Associates LLC, Webway Axxociates LLC. (Attachments: # <u>1</u> Exhibit A # <u>2</u> Exhibit B # <u>3</u> Exhibit C # <u>4</u> Exhibit D # <u>5</u> Exhibit E # <u>6</u> Exhibit F # <u>7</u> Exhibit G # <u>8</u> Exhibit H # <u>9</u> Exhibit I # <u>10</u> Exhibit J # <u>11</u> Exhibit K # <u>12</u> Exhibit L # <u>13</u> Exhibit M # <u>14</u> Exhibit O # <u>15</u> Exhibit P) (D'Antonio, Dennis) (Entered: 01/29/2021)

01/29/2021	<p>83 (4 pgs)</p>	First Declaration of Dennis D'Antonio in Good Faith (related document(s)81) filed by Dennis T D'Antonio on behalf of 173 Bway Blue LLC, 262 Mott Blue TIC LLC, 28 Newbury JSRE TIC LLC, 315 Seventh Retail LLC, 444 86 Blue LLC, 66 Pearl Retail II, LLC, 66 Pearl Retail ISG, LLC, 66 Pearl Retail, LLC, Century 21 Department Stores LLC, Century 21 Inc., IRaymond-77 Warren LLC, Miami DD 101 Blue LLC, Sabra Associates LLC, Star of David, True Blue Associates LLC, Webway Axxociates LLC. (D'Antonio, Dennis) (Entered: 01/29/2021)
01/29/2021	<p>84 (50 pgs; 2 docs)</p>	Motion to Compel filed by Michael D. Hynes on behalf of Allianz Global Risks US Insurance Co.. (Attachments: # 1 Exhibit A) (Hynes, Michael) (Entered: 01/29/2021)
01/29/2021	<p>85 (252 pgs; 9 docs)</p>	Declaration of Michael Hynes (related document(s)84) filed by Michael D. Hynes on behalf of Allianz Global Risks US Insurance Co.. (Attachments: # 1 Exhibit 1 # 2 Exhibit 2 # 3 Exhibit 3 # 4 Exhibit 4 # 5 Exhibit 5 # 6 Exhibit 6 # 7 Exhibit 7 # 8 Exhibit 8) (Hynes, Michael) (Entered: 01/29/2021)
02/04/2021	<p>86 (4 pgs)</p>	Amended Notice of Hearing filed by Michael D. Hynes on behalf of Allianz Global Risks US Insurance Co.. (Hynes, Michael) (Entered: 02/04/2021)
02/04/2021	<p>87 (3 pgs)</p>	Notice of Hearing / Notice of Telephonic Status Conference filed by Matthew Skrzynski on behalf of Century 21 Department Stores LLC. with hearing to be held on 2/12/2021 at 10:00 AM at Teleconference Line (CourtSolutions) (SCC) (Skrzynski, Matthew) (Entered: 02/04/2021)
02/05/2021	<p>88 (8 pgs)</p>	Affidavit of Service re: Notice of Telephonic Status Conference (Docket No. 87) (related document(s)87) filed by Stretto.(Klamser, Robert) (Entered: 02/05/2021)
02/11/2021	<p>89 (4 pgs)</p>	Notice of Agenda for Telephonic Hearing on Matters Scheduled for February 12, 2021 filed by Matthew Skrzynski on behalf of Century 21 Department Stores LLC. with hearing to be held on 2/12/2021 at 10:00 AM at Teleconference Line (CourtSolutions) (SCC) (Skrzynski, Matthew) (Entered: 02/11/2021)
02/11/2021	<p>90 (6 pgs)</p>	Affidavit of Service re: Notice of Agenda for Telephonic Hearing on Matters Scheduled for February 12, 2021 (Docket No. 89) (related document(s)89) filed by Stretto. (Klamser, Robert) (Entered: 02/11/2021)

02/12/2021	<p>● <u>91</u> (4 pgs)</p>	Amended Notice of Agenda / <i>Amended Notice of Agenda for Telephonic Hearing on Matters Scheduled for February 12, 2021</i> filed by Matthew Skrzynski on behalf of Century 21 Department Stores LLC. with hearing to be held on 2/12/2021 at 10:00 AM at Teleconference Line (CourtSolutions) (SCC) (Skrzynski, Matthew) (Entered: 02/12/2021)
02/18/2021	<p>● <u>92</u> (83 pgs; 2 docs)</p>	Order Granting Defendants' Motion to Remand signed on 2/18/2021 (related document(s) <u>60</u>) (White, Greg) (Entered: 02/18/2021)
02/18/2021	<p>● <u>93</u> (4 pgs)</p>	Affidavit of Service <i>re: Amended Notice of Agenda for Telephonic Hearing on Matters Scheduled for February 12, 2021 (Docket No. 91)</i> (related document(s) <u>91</u>) filed by Stretto.(Klamser, Robert) (Entered: 02/18/2021)
03/23/2021	<p>● <u>94</u> (2 pgs)</p>	Letter <i>Re: remanding adversary proceeding</i> (related document(s) <u>92</u>) Filed by Clerk's Office, U.S. Bankruptcy Court. (Lopez, Mary) (Entered: 03/23/2021)

I HEREBY ATTEST AND CERTIFY ON April 22, 2021
 THAT THIS DOCUMENT IS A FULL, TRUE AND CORRECT
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CLERK, US BANKRUPTCY COURT, SDNY

By: Karen M. Cappella DEPUTY CLERK



1 UNITED STATES BANKRUPTCY COURT

2 SOUTHERN DISTRICT OF NEW YORK

3 Case No. 20-12097-scc

4 Adv. Case No. 20-01222-scc

5 - - - - - x

6 In the Matter of:

7

8 CENTURY 21 DEPARTMENT STORES LLC,

9

10 Debtor.

11 - - - - - x

12 CENTURY 21 DEPARTMENT STORES LLC, et al.,

13 Plaintiffs,

14 v.

15 STARR SURPLUS LINES INSURANCE CO., et al.,

16 Defendants.

17 - - - - - x

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Page 2

United States Bankruptcy Court

One Bowling Green

New York, NY 10004

February 12, 2021

10:00 AM

B E F O R E :

HON SHELLEY C. CHAPMAN

U.S. BANKRUPTCY JUDGE

ECRO: UNKNOWN



1 HEARING re Doc #469 First Interim Fee Application of
2 Proskauer Rose LLP, as Counsel to the Debtors

3
4 HEARING re Doc #468 First Interim Application of Stretto for
5 Allowance of Compensation

6
7 HEARING re Doc #462 Application for Interim Professional
8 Compensation for Lowenstein Sandler LLP, Creditor Comm Aty

9
10 HEARING re Doc #513 First Interim Fee Application Of
11 AlixPartners, LLP, Financial Advisor To The Official
12 Committee of Unsecured Creditors

13
14 HEARING re Doc #226 Acro Display LLCs Motion for Allowance
15 and Payment of Administrative Expense

16
17 HEARING re Adversary proceedings: 20-01222-scc Century 21
18 Department Stores LLC et al. v. Starr Surplus Lines
19 Insurance CO. et al. Status Conference

20
21
22
23
24
25 Transcribed by: Sonya Ledanski Hyde



1 A P P E A R A N C E S :

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25 BENJAMIN LOVELAND



1 MATTHEW BURKE
2 DANIELE SALVATORE
3 LAUREN LIFLAND
4 CYNTHIA BERNSTIEL
5 NICOLE KOZLOWSKI
6 JEFF MARWIL
7 BRIAN CASHMAN
8 JEFFREY COHEN
9 ROBERT KLAMSER
10 KATHRYN MCGLYNN
11 DAVID RILEY
12 KAITLYN SUNDT
13 VLADIMIR JELISAVCIC
14 TAL SINGER
15 PAUL ADAMS
16 JOHN JURELLER
17 ISABELLA STANKOWSKI-BOOKER
18 JOANNA YOUNG
19 EZRA HUSNEY
20 DENNIS T. D'ANTONIO
21 WILLIAM COONEY
22 TYLER FLYNN
23 C. RUSSELL
24 MICHAEL HYNES
25



1 P R O C E E D I N G S

2 THE COURT: Good morning, everyone. This is Judge
3 Chapman. We're here this morning in the Century 21
4 Department Stores cases, Case No. 20-12907. If everybody
5 could please keep your phones on mute until you speak, I
6 would appreciate it. Thank you.

7 This hearing is being conducted entirely
8 telephonically via the Court Solutions platform and a
9 recording of the hearing is being made. No private
10 recordings of the hearing are permitted.

11 I have a long roster of those who have registered
12 to participate this morning. I appreciate that we have a
13 number of matters on the calendar this morning. Please
14 identify yourself for the record when you speak and identify
15 the party on whose behalf you're appearing and please do so
16 each time that you speak so that we can create an accurate
17 record.

18 All right. I did get an amended agenda sometime
19 recently, perhaps early this morning. Who would like to
20 start from the Proskauer firm?

21 MR. SKRZYNSKI: Good morning, Your Honor. This is
22 Matthew Skrzynski of Proskauer Rose on behalf of the
23 Debtors. That's correct, we sent over an amended agenda
24 this morning to Your Honor; it's found at Docket No. 632,
25 and it reflects updates to the status of discussions on



1 applications.

2 THE COURT: All right, very good.

3 MR. SKRZYNSKI: Before we proceed -- great.

4 THE COURT: Go ahead, go ahead.

5 MR. SKRZYNSKI: Before we get to the agenda, just
6 by way of quick update. As Your Honor may have seen, the
7 debtors filed a plan, a disclosure statement, and a motion
8 to approve solicitation procedures; those are Dockets 614,
9 615, and 616 respectively.

10 And if Your Honor is amenable to it, proposing to
11 begin with the agenda then at item 1, and after that,
12 counsel for the adversary proceeding can drop off.

13 THE COURT: Partially okay, but I'm going to mix
14 it up a little bit. I'd like to take the fee applications
15 first, so that those parties can drop off, particularly in
16 light of the fact that all outstanding issues on those have
17 been resolved. So if could please start with the fee
18 applications and go through those quickly and then I can
19 have those parties drop off, and then I'll turn to the
20 adversary proceeding.

21 MR. SKRZYNSKI: Sounds good. Thank you, Your
22 Honor. My colleague, Peter Young, will address the fee
23 applications.

24 THE COURT: All right, thank you. Good morning
25 Mr. Young.



1 MR. YOUNG: Good morning, Judge Chapman. Hope
2 you're well.

3 I'm pleased to report, as Mr. Skrzynski said, that
4 each of the professionals subject to the order that we
5 delivered to chambers this morning, and that includes
6 Proskauer, Stretto, Lowenstein Sandler, and AlixPartners,
7 have reached agreements with the United States Trustee on
8 voluntary write-offs. Those write-offs, Your Honor, are all
9 reflected, both in the numbers and in the footnotes that
10 appear on Schedule A, the official form from the Southern
11 District for approving fee applications.

12 And unless Your Honor has questions -- and I
13 believe, by the way, to Your Honor's point, that each of the
14 professionals is represented on the call -- we ask that you
15 enter the order approving the fees as reduced by the
16 agreement with the United States Trustees.

17 THE COURT: In the interest of candor, I have not
18 had time to review the revised order that you submitted. I
19 would be grateful if you could put on the record what the
20 new numbers are; hopefully, you have that at your
21 fingertips.

22 MR. YOUNG: I do, Your Honor, and I'm happy to do
23 it.

24 THE COURT: All right.

25 MR. YOUNG: Your Honor, would you like me to -



1 THE COURT: You neglected to mention Weg & Myers.

2 MR. YOUNG: Yes. I'm sorry, Your Honor, I'm
3 getting a little feedback on the phone. I didn't hear the
4 question.

5 THE COURT: Yeah, I'm just trying to figure out
6 where that's coming from. If everybody could please keep
7 your phones on mute, other than Mr. Young, that would be
8 great. My question was about Weg & Myers.

9 MR. YOUNG: Yeah.

10 THE COURT: When you recited the fee applications,
11 you neglected to mention them. That's before me today as
12 well, yes?

13 MR. YOUNG: It is not, and I neglected
14 purposefully, Your Honor. Weg & Myers will file its final
15 fee application any day now and set it for hearing. As of
16 the December 30th closing on the insurance participation
17 interest sale, the fees and expenses of Weg & Myer are
18 picked up by the buyer of the insurance claim participation
19 interest, and Weg and Myer will no longer be engaged by the
20 estate.

21 And so, we'll submit a notice in connection with
22 their final fee application informing the Court and all
23 parties-in-interest in the case of that fact and seek
24 approval of final fees, but they will not be included as an
25 interim fee application party.



1 THE COURT: Okay. All right, great, that makes a
2 lot of sense. So if you could just run through the other
3 four, I would be grateful.

4 MR. YOUNG: Certainly, Your Honor, and in doing
5 that, would you like me just to run through what the write-
6 off amounts were or what the actual amounts were all across
7 the chart?

8 THE COURT: Yeah, just if you could run up what
9 the write-off amounts were, and then I'm just going to ask
10 Ms. Schwartz to confirm that she's in agreement with what
11 you put on the record.

12 MR. YOUNG: Oh, absolutely, absolutely. Just one
13 moment, Your Honor, I'm happy to do that. Okay.

14 As reflected on Schedule A in the order that we
15 submitted to chambers to resolve objections that the United
16 States Trustee raised informally: Stretto agreed to
17 voluntarily reduce its fees in the amount of \$645; Proskauer
18 agreed to voluntarily reduce its fees in the amount of
19 \$43,656.61, and also its expenses in the amount of
20 \$1,216.80; Lowenstein Sandler agreed to voluntarily reduce
21 its fees in the amount of \$27,000 even; and AlixPartners
22 agreed to voluntarily reduce its fees in the amount of
23 \$33,518 even.

24 Those are the aggregate write-offs, Your Honor.

25 THE COURT: All right, thank you very much. And



1 Ms. Schwartz, are you there?

2 MS. SCHWARTZ: Yes. Good morning, Your Honor.

3 Andrea Schwartz --

4 THE COURT: Good morning.

5 MS. SCHWARTZ: -- the United States Trustee. Your
6 Honor, those numbers are correct. All of the professionals
7 took our comments very seriously, and we agree with the
8 proposed reductions and they resolve all of our informal
9 objections.

10 THE COURT: All right, thank you so much. All
11 right, and thank you, Ms. Schwartz, as always for handling
12 these matters so efficiently. If no one else wishes to be
13 heard, I've reviewed the applications, the reductions sound
14 fine to me. After we conclude this hearing, I'll take a
15 look at the revised order and we'll get it on the docket by
16 the end of today.

17 All right, thank you very much for that.

18 MR. YOUNG: Thank you, Your Honor.

19 THE COURT: And next up -- and I encourage
20 everybody to get a cup of coffee if you would like to get a
21 fresh one -- I'm going to read you a bench decision on the
22 insurer's motion to remand. Fair warning, it's going to
23 take a little while, and I'm going to get started.

24 All right. Before the Court is a motion to remand
25 filed by the defendants in Adversary Proceeding No. 20-12222.



1 collectively the defendants or the insurers.

2 By the motion, the defendants request that this
3 Court, one, abstain from hearing the adversary proceeding as
4 required by 28 U.S.C. Section 1334(c)(2); or, two, in the
5 alternative, (a) abstain from hearing the adversary
6 proceeding as permitted by 28 U.S.C. Section 1334(c)(1) or
7 (b), or (b) equitably remand the adversary proceeding to the
8 Supreme Court of the State of New York for the County of New
9 York, the State Court, pursuant to 28 U.S.C. Section
10 1452(b).

11 Century 21 Department Stores, LLC, or the debtor,
12 together with certain of its non-debtor affiliate plaintiffs
13 in the action, and joined by the Official Committee of
14 Unsecured Creditors, objects to the motion.

15 The Court has considered the motion, the
16 declaration filed in support of the motion, the debtors'
17 objection, the committee's joinder, the defendants' reply,
18 and the arguments of counsel at the hearing held before this
19 Court on December 16th, 2020.

20 In the interest of giving you a disposition today
21 without the additional passage of time, I'm going to read
22 this ruling into the record, but I do retain my right to
23 issue a more formal written decision if that should be
24 appropriate subsequent to delivering this bench decision.

25 First, let me turn to the background of this



1 adversary. While the Court assumes familiarity with the
2 background of these Chapter 11 cases and with this adversary
3 proceeding, the Court will provide a brief summary of
4 pertinent background facts for the purposes of this bench
5 ruling.

6 The debtor and several of its non-debtor
7 affiliates are named insured under various insurance
8 policies issued by the defendants. The insurance policies,
9 inter alia, provided property damage-based business
10 interruption coverage for the period from August 1st, 2019
11 to August 1st, 2020 in the aggregate amount of up to the \$350
12 million, subject to the terms, conditions, limitations and
13 exclusions set forth in the insurance policies.

14 In mid-March 2020, with the onset of the COVID-19
15 pandemic and the various social distancing orders issued by
16 governmental authorities, the debtor closed its retail
17 locations. The debtor states that it has suffered
18 tremendous losses as a result of the store closures and
19 alleges that the insurers have not honored their obligations
20 under the insurance policies.

21 On July 8th, 2020, Century 21 Department Stores,
22 LLC and the other plaintiffs filed a Complaint against the
23 insurers in the State Court, hereinafter the insurance
24 actions, alleging that the insurers breached the relevant
25 insurance policies by failing to compensate the plaintiffs



1 for business losses sustained due to the effects of the
2 COVID-19 pandemic between March 2020 and May 31st, 2020.
3 Pursuant to the insurance action, the plaintiffs seek some
4 \$175 million in damages.

5 The debtor and certain of its affiliates filed
6 voluntary petitions for relief under Chapter 11 of the
7 Bankruptcy Code on September 10th, 2020. On September 11th,
8 2020, the debtor removed the insurance action from the State
9 Court State Court to the United States District Court for
10 the Southern District of New York, after which it was
11 transferred to this Court pursuant to the District Court's
12 standing order of reference.

13 Next, I will provide a summary of the arguments
14 that the parties to the adversary proceeding have advanced.
15 The debtor -- the defendants argue that the insurance action
16 is a prepetition contractual dispute, which should be
17 remanded back to the State Court where the action was filed
18 in July 2020 prior to the petition date. Specifically, the
19 defendants argue that mandatory extension applies here
20 because all of the elements of the statutory test have been
21 met; essentially, that the action is based on non-core state
22 law claims that can be timely adjudicated in the State
23 Court.

24 Alternatively, defendants submit that even if the
25 Court is not required to abstain from hearing the insurance



1 action, this Court should nonetheless elect to abstain or
2 equitably remand the action back to the State Court pursuant
3 to Section 1334(c)(1) or Section 1452(b) of Title 28, based
4 on the same factors that compel mandatory abstention, as
5 well as the predominance of state law issues in the
6 insurance action and its, quote/unquote, "tenuous at best
7 connection to the debtors' Chapter 11 case."

8 The debtor and the non-debtor plaintiffs oppose
9 the motion. They argue that mandatory abstention is not
10 required, and that permissive abstention is not warranted.
11 With respect to mandatory abstention, they assert that the
12 insurance action is a core proceeding which renders
13 mandatory extension inapplicable. Even assuming the
14 insurance action is not a core proceedings, plaintiffs argue
15 that the State Court cannot timely adjudicate the insurance
16 action in conjunction with the administration of the
17 debtors' bankruptcy estates in this Court, and as such,
18 mandatory extension would be improper.

19 With respect to permissive abstention, the
20 plaintiffs argue that it is, quote/unquote, "undeniable that
21 this Court is more competent to adjudicate the insurance
22 flaw issues presented and that the State Court has no
23 advantage over this Court since the State Court has not yet
24 determined which state's laws apply to the claims in the
25 insurance action." Plaintiffs request that the motion be



1 denied, and that the insurance action remain before this
2 Court.

3 I'll now go through the law with respect to
4 mandatory abstention. Pursuant to Section 1334(c)(2) of
5 Title 28, Bankruptcy Courts must abstain from hearing an
6 action when, quote: (1) the motion to abstain was timely;
7 (2) the action is based on a state law claim; (3) the action
8 is related to but not arising in a bankruptcy case or
9 arising under the Bankruptcy Code; (4) Section 1334 provides
10 the sole basis for federal jurisdiction; (5) the action is
11 commenced in State Court; and (6) the action can be timely
12 adjudicated in State Court. See 28 U.S.C. Section
13 1334(c)(2); In re. AOG Entertainment, Inc., 569 B.R. 563 at
14 572 (Bankr. S.D.N.Y. 2017).

15 It is the opposing party's burden to show that
16 mandatory abstention should not apply. See Multibank, Inc.
17 v. Access Global Capital, LLC, 594 B.R. 618, 629 (Bankr.
18 S.D.N.Y. 2018). Quote, "In determining whether to abstain,
19 if the Court finds that any element of the test has not been
20 satisfied, then it must find that mandatory abstention is
21 improper." Smith v. McClesky, In re. Bay Vista of Virginia,
22 Inc., 394 B.R. 820 at 833 (Bankr. E.D. of Va. 2008).

23 Mandatory abstention, thus, is only required if
24 the Court finds that all six elements of Section 1334(c)(2)
25 are satisfied. There is little disagreement among the



1 parties regarding four of the six elements, specifically
2 that: (1) the motion to abstain was timely filed; (2) the
3 action is based on a state law claim; (3) Section 1334
4 provides the sole basis for federal jurisdiction; and (4)
5 the action was commenced in State Court.

6 Principally in dispute here are the third and
7 sixth elements of Section 1334(c)(2), to wit, whether the
8 action is related to but not arising in a bankruptcy case or
9 arising under the Bankruptcy Code, and whether the action
10 can be timely adjudicated in State Court. Accordingly, if
11 the Court finds that, one, the insurance action is related
12 to but not arising in the debtors' bankruptcy case and the
13 insurance action can be timely adjudicated in the State
14 Court, then Section 1334(c)(2) by its terms requires the
15 Court to abstain from hearing the insurance action.

16 First, I will address the issue of whether the
17 insurance action is related to but not arising in the
18 bankruptcy case or arising under the Bankruptcy Code.

19 Section 157(b)(1) of Title 28 provides that,
20 quote, "Bankruptcy judges may hear and determine all cases
21 under Title 11 and all core proceedings arising under Title
22 11 or arising in a case under Title 11, referred under
23 subsection (a) of this section, and may enter appropriate
24 orders and judgments subject to review under Section 158
25 this title."



1 Section 157 distinguishes core proceedings from
2 non-core proceedings, which the Bankruptcy Court may hear,
3 but for which the Bankruptcy Court is only empowered to
4 submit proposed findings of fact and conclusions of law to
5 the District Court for de novo review. See Orion Pictures
6 Corporation v. Showtime Networks, In re. Orion Pictures
7 Corp., 4 F.3d 1095, 1100 to 1101, (2d Cir. 1993).

8 Abstention is only mandated with respect to non-
9 core matters, matters that are related to but do not arise
10 in a bankruptcy case or arise under the Bankruptcy Code. In
11 re. Petrie Retail, 304 F.3d, 223 at 231 (2d Cir. 2002).

12 Section 157(b)(2) provides a non-exhaustive list
13 of core proceedings, including: (a) matters concerning the
14 administration of the estate; and (o) other proceedings
15 affecting the liquidation of the assets of the estate or the
16 adjustment of the debtor-creditor relationship.

17 In assessing whether an adversary proceeding
18 involved in a contract dispute is a core proceeding, Courts
19 consider: (1) whether the contract is antecedent to the
20 reorganization petition, and (2) the degree to which the
21 proceeding is independent of the reorganization. In re. DPH
22 Holdings Corporation, 448 F.App'x 134 at 136 (2d Cir. 2011).
23 The Second Circuit has stated that a proceeding may be core
24 if the proceeding is, quote, "unique to or uniquely affected
25 by the bankruptcy proceeding," end quote, or the proceeding



1 quote, "directly affects a core bankruptcy function," end
2 quote. In re. Petrie Retail, 304 F.3d at 229.

3 The debtors argue that the insurance action is a
4 core proceeding because, quote, "proceeds of the insurance
5 action are the largest asset in the debtors' estates and an
6 integral part of any type of resolution of the debtors'
7 Chapter 11 cases." The value of the insurance action is
8 crucial to a successful outcome in Chapter 11 cases since it
9 will pay the secured lenders' deficiency claims and provide
10 a portion of the recovery to the unsecured creditors.
11 Opposition brief at paragraph 24.

12 The insurers disagree stating that, quote, "The
13 mere assertion that an action would affect the ultimate size
14 of the estate does not establish core jurisdiction." Motion
15 at paragraph 30, citing Orion Pictures v. Showtime Networks.
16 Specifically, the insurers submit that courts in this
17 district have repeatedly held that insurance coverage
18 disputes, such as the insurance action, are non-core
19 matters. Opposition brief at paragraphs 28 to 31.

20 In Orion, the Second Circuit held that where the
21 outcome of a prepetition contract dispute would only augment
22 the assets of the estate for general distribution, the
23 effect on the administration of the estate was insufficient
24 to render the proceedings core. Orion, 4 F.3d at 1102.
25 Stated differently, an action is not a core proceeding where



1 the action's only relationship to the bankruptcy case is
2 that a recovery in such action would result in augmentation
3 of the bankruptcy estate. See Little Rest Twelve, Inc. v.
4 Visan, 458 B.R. 44 at 55 (S.D.N.Y. 2011).

5 The debtor and the committee argue that Orion is
6 distinguishable and that the Second Circuit's holding in
7 United States Lines v. American SS Owners' Mutual Protection
8 and Indemnity Association, In re. U.S. Lines, 197 F.3d 631
9 (2d Cir. 1999) supports a finding that, in circumstances
10 such as those present here, a dispute regarding a
11 prepetition insurance claim can be a core matter.

12 The insurers respond that the Second Circuit's
13 holding in U.S. Lines was a narrow one with facts readily
14 distinguishable from those here. As such, they argue the
15 holding in U.S. Lines does not mandate a finding here that
16 the insurance action is a core proceeding.

17 The Court agrees with the insurers. In U.S.
18 Lines, the Second Circuit determined that a dispute relating
19 to prepetition insurance contracts was a core proceeding,
20 nothing that, quote, "resolving disputes relating to major
21 insurance contracts are bound to have a significant impact
22 on the administration of the estate." In re. U.S. Lines,
23 197 F.3d at 638.

24 In contrast to the interest case, however, U.S.
25 Lines involved a third-party indemnity policy where the



1 insurance proceeds were, quote, "almost entirely earmarked
2 for paying the personal injury claimants and represented the
3 only potential source of cash available to that group of
4 creditors." Id at 637.

5 The insurance policies at issue in U.S. Lines
6 contained so-called pay first provisions that conditioned
7 recovery on the policies on the allowance and payment of
8 personal injury claims by the debtors, which payment
9 required the use of estate funds. The Second Circuit found
10 that under those circumstances, a declaratory judgment was
11 warranted in order to determine, among other things, when
12 the insurers' coverage obligations were triggered, and that
13 such determination was a core proceeding because it directly
14 impacted the Bankruptcy Court's core administrative function
15 of asset allocation among creditors. Id at 638, 639.

16 Here, the insurance coverage at issue and the
17 related facts are entirely distinguishable from U.S. Lines
18 and do not involve issues of equitable distribution among
19 creditors. Instead, any potential recovery in the insurance
20 action would only augment the debtors' estate for general
21 distribution. Funds recovered are not earmarked for
22 specific creditors.

23 The Court finds that the insurance action falls
24 under the Court's related-to jurisdiction. It is a
25 prepetition contract dispute that exists independent of



1 bankruptcy process. The fact that some recovery in dispute
2 may flow to the bankruptcy estate is insufficient to render
3 it a core proceeding. The insurance action, a state law
4 breach of contract claim, could have and indeed was asserted
5 outside of the bankruptcy case and neither arises in the
6 debtors' Chapter 11 case, nor arises under the Bankruptcy
7 Code.

8 In addition, developments in the debtors' Chapter
9 11 cases after the motion was fully briefed compel the
10 conclusion that resolution of the insurance action will have
11 even less of an impact on the administration of the debtors'
12 estates than originally argued by the debtor because the
13 debtor has monetized its claims against the insurers.

14 On December 11, 2020, the debtors filed a motion,
15 the sale motion, for an order authorizing and approving, (1)
16 the sale of the debtors' interest in the insurance action,
17 the sale, and (2) the settlement of claims by and between
18 the debtors and the committee on the one hand and certain of
19 the debtors' affiliates and equity holders, collectively
20 defined in the sale motion as the Gindi parties; see Docket
21 No. 324.

22 The sale motion was approved by this Court by
23 order dated December 28th, 2020. The sale documents
24 memorializing the terms of the sale provide, inter alia, for
25 the Gindi parties purchase of the debtors' interest in the



1 insurance action for \$59 million in cash, which amount the
2 Court understands has already been paid to the estate. Only
3 if the outcome of the insurance action results in a total
4 recovery to the plaintiffs in excess of a \$75 million
5 threshold will any additional recovery inure to the debtor,
6 and such amounts would only be 10 percent of any total
7 recovery over such threshold.

8 In support of their request for authority to enter
9 into the sale documents, the debtors stated, quote, "that
10 they continue to believe that a sale of the insurance action
11 now is in the best interest of the debtors' estates in that
12 it: (a) maximizes the value of a contingent asset; (b)
13 provides means to satisfy the ABL facility and other secured
14 debts in full; (c) provides means to satisfy Chapter 11
15 administrative expenses and priority claims in full; and (d)
16 provides an immediate and meaningful distribution to the
17 debtors' general unsecured creditors, while at the same
18 time, preserving their ability without risk to the debtors
19 to receive additional consideration through the proceeds
20 sharing if the proceeds of the insurance action exceed a
21 threshold." Sale motion at paragraph 34.

22 Now that the Court has approved the sale, the bulk
23 of any recovery from the insurance action will inure to the
24 benefit of the non-debtors who own and control the action
25 going forward. As such, the debtors' argument that the



1 insurance action is a core proceeding because resolution of
2 the insurance action would monetize the debtors' largest
3 asset, i.e., the insurance claim, and thus augment the
4 debtors' estates rings somewhat hollow. Instead, the effect
5 on the administration of the debtors' estate, if any, will
6 be significant less than originally anticipated at the time
7 of removal of the insurance action to this Court and may
8 indeed be nothing at all.

9 During oral argument at the hearing on December
10 16th, 2020, in connection with the Court's approval of the
11 sale, debtors' counsel conceded that even assuming recovery
12 of the full proof of loss in the insurance action of \$175
13 million and leaving aside interest and damages for the
14 alleged breach of the covenant of good faith, any additional
15 potential recovery to the debtors' estate would likely reach
16 a maximum of \$10 million. December 16th, 2020 hearing
17 transcript at page 20, lines 4 to 9.

18 Accordingly, because resolution of the insurance
19 action, a prepetition contract action, based on state law
20 and existing independent of the debtors' bankruptcy
21 proceedings would only increase the assets of the debtors'
22 estate for general distribution and does not implicate any
23 core bankruptcy function.

24 This Court finds that the insurance action is a
25 non-core proceeding over which this Court has related-to



1 jurisdiction.

2 I'm going to pause for a moment. I'm about two-
3 thirds of the way there. I'll be back in a moment.

4 (Pause)

5 THE COURT: Okay. I'm going to continue. Next,
6 the Court will address the issue of timely adjudication,
7 whether the insurance action can timely be adjudicated in
8 the State Court within the meaning of Section 1334(c)(2) of
9 Title 28.

10 In evaluating timely adjudication, Courts in this
11 circuit considering the following four factors as set forth
12 in Parmalat Capital Finance v. Bank of America, 639 F.3d 572
13 at 580 (2d Cir. 2011): (1) the backlog of the State Court's
14 calendar relative to the Federal Court's calendar; (2) the
15 complexity of the issues presented and the respective
16 expertise of each forum; (3) the status of the relevant
17 bankruptcy proceeding; and (4) whether the State Court
18 proceeding would prolong the administration of the estate.

19 Timeliness is informed, but not determined, by
20 speed. The Second Circuit has held that the inquiry, quote,
21 "does not turn exclusively on whether an action could be
22 adjudicated most quickly in State Court. It is, however,
23 informed by the comparative speeds of adjudication in the
24 federal and state forums." Parmalat v. Bank of America,
25 F.3d at 266.



1 Similarly, the Third Circuit has held that, quote,
2 "The question is not whether the action will be more quickly
3 adjudicated in the Bankruptcy Court than in State Court, but
4 rather whether the action can be timely adjudicated in the
5 State Court." In re. XI Technologies, 544 F.3d 196 at 218
6 (3d Cir. 2008).

7 The party opposing remand bears the burden of
8 demonstrating that the State Court cannot adjudicate the
9 claims in a timely manner. See BGC Partners, Inc. v. Avison
10 Young (Canada) 919 F. Supp. 2d 310 at 319, Note 66 (S.D.N.Y.
11 2013).

12 The debtors argue that the State Court faces a
13 significantly larger backlog in its calendar relative to
14 this Court's calendar, and that remand of the insurance
15 action to the State Court would prolong the administration
16 of the debtors' estates. The debtors emphasize the, quote,
17 "progress made in this Court over the past two months"
18 compared to the, quote, "inactivity during the prior two
19 months in the State Court and advocate for a one-stop-shop
20 resolution of the debtors' bankruptcy proceedings and the
21 insurance action in this Court." Opposition brief at
22 paragraphs 47 and 53; December 16th, 2020 hearing
23 transcript, page 28, lines 2 to 6.

24 In contrast, the insurers argue that the debtors
25 emphasis on the faster forum is misplaced, and that the



1 importance of whether the State Court can timely adjudicate
2 the action, quote, "is diminished in a liquidation
3 scenario," such as here, where there is, quote, "no
4 administrative urgency in play." See insurers reply at
5 paragraph 40 to 42.

6 The Court has considered the Parmalat factors and
7 finds that: (1) the debtors have failed to demonstrate that
8 the State Court cannot timely adjudicate the insurance
9 action; and (2) the timeliness inquiry supports mandatory
10 abstention here. As the insurers point out, timely
11 adjudication does not necessarily mean the faster forum.

12 The District Court has noted that a State Court
13 may be a timely forum even if it requires longer to
14 adjudicate an action than a Federal Court, as long as the
15 relevant bankruptcy proceedings will not be hindered by the
16 relative delay. *Post Investors, LLC v. Gribble*, 2012 WL
17 4466619, *5 (S.D.N.Y. Sept. 27, 2012).

18 With respect to the relative background of State
19 and Federal Court calendars, the Court acknowledges that the
20 COVID-19 pandemic has presented uncertainty for both State
21 and Federal Courts, and the Court makes no finding regarding
22 which Court would more swiftly adjudicate the insurance
23 action. While the debtors point to the activity in the
24 early months of the debtors' Chapter 11 cases, it bears
25 noting that the debtors fail to acknowledge the burgeoning



1 docket of the Bankruptcy Court and make no assumption about
2 the ability of this Court to resolve the insurance action
3 with greater speed than the State Court.

4 With respect to the complexity of the issues
5 presented and the relative expertise of each forum, this
6 factor also does not weigh heavily because both this Court
7 and the State Court are fully capable of adjudicating the
8 state law breach of contract claims at issue in the
9 insurance action. Instead, the Court will focus on whether
10 any delay would prolong the administration of the debtors'
11 Chapter 11 cases.

12 The Court finds that the administration of the
13 debtors' cases will not be lengthened by remand of the
14 insurance action for several reasons: first, the debtors are
15 selling their assets and informed the Court that they will
16 be filing, and indeed have filed, a plan of liquidation. As
17 such, the absence of the more traditional melting ice cube
18 concerns typically found in a reorganization case undercuts
19 the debtors' claimed need for a speedy adjudication of the
20 insurance action.

21 The timeliness required, as the insurers note, can
22 be, quote, "weighed relatively lightly in a liquidation
23 scenario" when there is no, quote, "administrative urgency
24 or plan of reorganization to facilitate." Worldview
25 Entertainment Holdings v. Woodrow, 611 B.R. 10 at 19



1 (S.D.N.Y. 2019).

2 Further, as already discussed, the debtors have
3 sold their underlying claims in the insurance action, the
4 results that nearly -- that all or nearly all of the
5 recoveries obtained by plaintiffs in the insurance action
6 will inure to the benefit of the Gindi parties and not to
7 the debtors' estate. Thus, the sale further diminishes: (1)
8 the debtors' asserted connection between their bankruptcy
9 estates and the state law claims in the insurance action;
10 and (2) the debtors' claimed need for quick resolution of
11 the insurance action in order to timely administer their
12 Chapter 11 cases.

13 Moreover, the debtors' retention of upside
14 potential in the event that proceeds from the insurance
15 action exceed \$75 million will not interfere with the
16 administrative of and future closure of the debtors' cases
17 when warranted. As highlighted by counsel to the insurers
18 during oral argument, by the sale documents, the debtors
19 provided for the possibility that a plan of liquidation may
20 be confirmed in the Chapter 11 cases prior to resolution of
21 the insurance action; specifically, Section 8(a) of the
22 participation agreement for the sale of the debtors'
23 interest in the insurance action, which section is entitled,
24 assignment after emergence from bankruptcy, specifically
25 provides for the transfer of the insurance action to a po



1 emergence litigation trust in the event of the closure of
2 the debtors' Chapter 11 case. See December 16th, 2020
3 hearing transcript, page 31, lines 10 to 32, citing to
4 Section 8(a) of the participation agreement, which was
5 annexed as Exhibit 1 to Exhibit A to the sale motion filed
6 at Docket No. 324.

7 Simply put, resolution and, indeed, closure of the
8 debtors' bankruptcy cases no longer depends on resolution of
9 the insurance action. Accordingly, the Court concludes that
10 the State Court can timely adjudicate the insurance action
11 within the meaning of Section 1334(c)(2) of Title 28.

12 With respect to the remaining four factors under
13 Section 1334(c)(2), the parties do not dispute they are
14 satisfied here. Accordingly, for all the foregoing reason,
15 the Court concludes that each of the requirements under
16 Section 1334(c)(2) for mandatory abstention has been met and
17 will remand the insurance action to the State Court.

18 Taking a breath before I turn to permissive
19 abstention.

20 All right. While the foregoing ruling ends the
21 inquiry, the Court will nonetheless discuss the insurers
22 request for permissive abstention or equitable remand,
23 assuming arguendo that mandatory abstention is not required.

24 Section 1334(c)(1) of Title 28 provides that
25 nothing prevents a Court, quote, "in the interest of just



1 or in the interest of comity with state courts or respect
2 for state law from abstaining from hearing a particular
3 proceeding arising under Title 11 or arising in or related
4 to a case under Title 11." 28 U.S.C. Section 1334(c)(1).

5 Similarly, under Section 1452(b) of Title 28, the
6 Court, quote, "may remand such claim or cause of action on
7 any equitable ground." 28 U.S.C. Section 1452(b). Courts
8 employ the same tests for permissive abstention and
9 equitable remand. See CAMO-FI Master LDC v. U.S. Coal
10 Corp., 527 B.R. 138 at 143 (S.D.N.Y. 2015).

11 In determining whether to permissively abstain,
12 courts consider numerous factors, including: (1) the effect
13 or lack thereof on the efficient administration of the
14 estate if a Court recommends abstention; (2) the extent to
15 which state law issues predominate over bankruptcy issues;
16 (3) the difficulty or unsettled nature of the applicable
17 law; (4) the presence of a related proceeding commenced in
18 state court or other non-bankruptcy court; (5) the
19 jurisdictional basis, if any, other than 28 U.S.C. Section
20 1334; (6) the degree of relatedness or remoteness of the
21 proceeding to the main bankruptcy case; (7) the substance,
22 rather than form, of an asserted core proceeding; (8) the
23 feasibility of severing state law claims from core
24 bankruptcy matters to allow judgments to be entered in State
25 Court with enforcement left to the Bankruptcy Court; (9)



1 burden on the Court's docket; (10) the likelihood that the
2 commencement of the proceeding in a Bankruptcy Court
3 involves forum shopping by one of the parties; (11) the
4 existence of a right to jury trial; and (12) the presence in
5 the proceeding of non-debtor parties. See *Deutsche Oel &*
6 *Gas settlement agreement v. Energy Capital Partners*
7 *Mezzanine Opportunities Fund A, LP*, 2020 WL 5814233 at *12
8 (S.D.N.Y. Sept. 30, 2020).

9 In essence, courts have a compelling reason to
10 permissively abstain when the relevant state action, quote,
11 "sounds in state law and bears a limited connection to the
12 debtors' bankruptcy case." *Channel Bell Associates v. W.R.*
13 *Grace*, 1992 WL 232085 at *8 (S.D.N.Y. Aug. 31, 1992).

14 Courts have held that the, "more substantial
15 factors to consider in determining whether to abstain from
16 hearing an action are: (1) the effect on the administration
17 of the estate; (2) whether the claim involves only state law
18 issues; and (3) whether the proceeding is core or non-core."
19 See *Fruit of the Loom v. Magnetek*, 407 B.R. 593 at 600
20 (Bankr. D. Del. 2009).

21 The decision whether or not to abstain is within
22 the Bankruptcy Court's sound discretion. In re. *Nasser*,
23 2020 WL 5985427 at *3 (Bankr. E.D.N.Y. Oct. 8, 2020). The
24 movant has the burden of showing that permissive abstention
25 is appropriate. In re. *Tronox*, 603 B.R. 712 at 726 (Bankr. E.D.N.Y. Oct. 8, 2020).



1 S.D.N.Y. 2019) .

2 Assuming arguendo that mandatory abstention is not
3 required here, after considering each of the factors
4 identified by the District Court in Deutsche Oel & Gas, the
5 Court finds that an overwhelming majority of such factors
6 weigh in favor of permissive abstention and remanding the
7 insurance action to the State Court.

8 Specifically, the Court has focused on certain
9 factors identified as more substantial by the Bankruptcy
10 Court for the District of Delaware in Fruit of the Loom: the
11 effect on the administration of the estate if the Court
12 recommends abstention; whether the claim involves only state
13 law issues or to the extent to which state law issues
14 predominate; and whether the proceeding is core or non-core.

15 The Court has also considered the degree of
16 relatedness or remoteness of the proceeding to the main
17 bankruptcy case as highly relevant here.

18 With respect to the affect remand would have on
19 the efficient administration of the estates, the debtors
20 argue that adjudication in this Court would facilitate the
21 efficient administration of the debtors' estate, and I
22 quote, "distributions to general unsecured creditors hinge,
23 at least in part, on the resolution of the insurance action
24 as the insurance action is the largest asset to be monetized
25 in order to pay distributions to unsecured creditors."



1 Opposition brief at paragraph 65. However, as previously
2 noted, that is simply no longer the case.

3 Following the hearing on the motion to remand, the
4 Court approved the sale of the debtors' interest in the
5 insurance action and that sale has now closed. The debtors
6 have monetized this asset and payment for the asset has been
7 made to the estate. Distribution to general unsecured
8 creditors no longer largely hinges on the resolution of the
9 insurance action; in fact, the resolution of the insurance
10 action may have little impact on the administration of the
11 debtors' estate.

12 Second, regarding the extent to which state law
13 issues predominate over bankruptcy issues, this factor
14 heavily support permissive abstention here. The insurance
15 action is indisputably a state law cause of action commenced
16 prepetition in State Court and solely involves issues of
17 state law. As the insurers properly point out, there is no
18 question of bankruptcy law or any other federal law to
19 resolve. See insurer's reply at paragraph 47.

20 Finally, this Court has determined that the
21 insurance action is a non-core proceeding, which also weighs
22 in favor of remand. The Court does find that the insurers
23 have met their burden to demonstrate that permissive
24 abstention is warranted here in the event that mandatory
25 abstention would not apply.



1 Conclusion. For all of the foregoing reasons, the
2 Court concludes that all of the requirements under Section
3 1334(c)(2) of Title 28 for mandatory abstention have been
4 met and the motion to remand the insurance action to the
5 State Court is granted. Assuming arguendo that abstention
6 is not mandatorily required, the Court nonetheless
7 determines in the exercise of its discretion to abstain and
8 remand the insurance action pursuant to Section 1334(c)(1)
9 and 1452(b) of Title 28.

10 Parties are directed to submit an order consistent
11 with the foregoing bench decision.

12 Okay, that concludes the ruling. Is everybody
13 still there?

14 MR. ANKER: Yes, Your Honor.

15 THE COURT: Mr. Anker, how are you?

16 MR. ANKER: I am fine, Your Honor. Happy New
17 Year. I hope you are continuing to do well in these crazy
18 times.

19 THE COURT: We're doing well. I was thinking
20 about asking you all to join me on Zoom and I might have
21 delivered that opinion with a cat filter on my screen, but I
22 decided against that, so there you have it.

23 All right. So Mr. Anker, you'll reach out to the
24 folks at Proskauer. Please prepare an order, submit it,
25 we'll get it on the docket. Please indicate in the order



1 that for the reasons stated on the record and the motion is
2 granted and you should incorporate the transcript of the
3 ruling into the order. All right, any questions on the
4 adversary proceeding?

5 Okay. Well, hearing none, I would suggest that
6 anyone who has dialed in in order to listen to the adversary
7 proceeding, you're welcome to drop off. I'm going to take
8 about a two-minute break to drink some water and then we're
9 going to turn to the administrative claim issue.

10 Thank you all on the adversary proceeding. It's
11 at least good to hear Mr. Anker's voice on behalf of you
12 all.

13 MR. ANKER: Thank you, Your Honor.

14 THE COURT: I'll be back in about four minutes.

15 (Recess)

16 THE COURT: All right. Thank you for waiting,
17 everyone. I see we've lost quite a few folks, but I see I
18 still have Mr. Vandermark and some folks from Proskauer. So
19 we're going to now turn to the Acro Display motion for
20 allowance and payment of an administrative expense claim. I
21 have the pleadings, and I am going to ask Mr. Vandermark.
22 Good morning.

23 MR. VANDERMARK: Good morning, Your Honor. James
24 Vandermark with White and Williams on behalf of Acro
25 Display.



1 THE COURT: All right. It's your motion, Mr.
2 Vandermark, you should assume that I've read everything
3 carefully, but I'm going to give you an opportunity to make
4 whatever presentation you'd like.

5 MR. VANDERMARK: Thank you, Your Honor. Your
6 Honor, as you've mentioned, you've read everything. The
7 significant sort of evidence in this case is presented in
8 the stipulation of fact, which is on the docket at no. 566.

9 Relative here, Your Honor, is the fact that Acro
10 Display is a small family-owned company that was defrauded
11 by the debtors in this case pursuant to UCC 2702(2), because
12 the debtors took the goods at issue in this case at a time
13 when the debtor -- or when the debtors were insolvent.

14 I don't think there's any dispute between the
15 parties that Acro Display timely and properly asserted a
16 reclamation demand pursuant to UCC 2702 as adopted in New
17 York, New Jersey and Florida, and as modified by Section 546
18 of the Bankruptcy Code.

19 For clarity of the record, the debtor in this case
20 admits that it was insolvent during the relevant periods,
21 the demand was timely made, the goods were identifiable, and
22 the goods were in the debtors' possession at the time the
23 demand was served.

24 What is in dispute in this case, Your Honor, is
25 whether the debtors can avoid paying for the use of goods



1 because of a floating lien held by the prepetition agent in
2 this case. Critical to addressing this issue is a
3 determination of the parties' interests in the reclamation
4 and let me start with the debtors in this case. When the
5 goods were delivered to the debtors, they held only the
6 feasible title interest in the reclamation goods at issue.
7 That title was subject to the obligation to pay for the
8 goods. They did not do so. Instead, they took possession
9 of these goods and Acro Display treated the defrauded seller
10 under UCC 2702(2), and that's clear under the relevant state
11 laws that are cited in our papers.

12 And I think it's significant that the Second
13 Circuit in the Koreag decision, and that's 961 F.2d 341, has
14 already addressed the effects of a reclamation demand under
15 UCC 2702(2) and its effect on the debtors' estate. In that
16 decision, the Second Circuit determined that a valid
17 reclamation demand removes the subject goods from the
18 debtors' estate, so it is our position that the reclamation
19 goods in this case are not part of the debtors' estate.

20 And so, the conclusion of that, Your Honor, is
21 that the debtors no held title or interest in the goods
22 after the reclamation demand was served.

23 The reverse of that, of course, is that Acro
24 Display held title to the reclamation goods. As a result
25 the reclamation demand, it was the title owner of those



1 goods while the debtors used them during this case. And
2 that laud and novel sort of concept as far as Acro Display's
3 claim goes because the debtor is sort of the same thing as a
4 landlord-tenant case, which we reference in our raise of the
5 Koreag case where, you know, a debtor who occupies or uses
6 goods of another party has to pay for that use or occupancy
7 of those goods.

8 Let me turn to the prepetition agent's interest in
9 the goods. I mean, as probably aware, the parties motion
10 dispute from what interest the prepetition agent holds in
11 the goods at issue. Much like the debtors, our position is
12 that the prepetition agent holds no interest in those goods;
13 it was a defeasible interest under UCC 2702, and upon the
14 reclamation then, that was also reverted to the Acro
15 Display.

16 The very purpose of Section 2702 is to protect a
17 defrauded seller. As the Sixth Circuit noted in the
18 (indiscernible) case, allowing debtors to use reclamation
19 goods during a bankruptcy case without paying for that use
20 would allow the debtors to benefit from the fruits of their
21 fraud and defeat the very object and purpose of UCC 2702.

22 So allowing the debtors in this case to use the
23 goods, to pay other creditors for the benefit of the estate
24 without paying for that use is exactly what the
25 (indiscernible) decision is trying to address. However,



1 we've laid out in our papers, even if the prepetition agent
2 lien attached and were not defeasible, it would not relieve
3 the debtors from their obligation to return the reclamation
4 goods to Acro Display. The debtors simply had no right to
5 use the reclamation goods during this case.

6 Even as the Circuit City Stores case, which the
7 debtors rely upon in their papers, addressed, that
8 administrative expense claim is appropriate where debtors
9 simply ignore the reclamation demand, and the result is a
10 benefit to the estate.

11 I think just for sort of a real short address on
12 sort of the cases relied upon by the debtors, I think
13 there's a clear distinction in some of the Southern District
14 cases we rely on, such as the Dana Corp. and Dairy Mart
15 cases.

16 First, the administrative claim asserted in those
17 cases is under 546 and not 503(b), so the Courts addressed
18 the right to administrative claim in those cases under 546
19 and didn't address 503(b).

20 Second, there's also no real dispute between the
21 parties as to the property rights and interest in those
22 cases. In fact, in the Dairy Mart case, it was agreed that
23 the lien creditor held a priority claim. There's no
24 discussion, sort of give the (sound glitch) those parties
25 those cases. I think if you look at the (indiscernible)



1 the Marigold Shoes case out of the Sixth Circuit where
2 property rights were at dispute, there's a much more in-
3 depth address. The Court addresses the property rights of
4 the parties much more in-depth, and it gets to the
5 conclusion that a seller holds title and the liens created
6 by the debtors were defeasible.

7 So here, Acro Display is contesting the debtors'
8 assertion that the prepetition agent has a lien on the
9 reclamation goods on that same principle.

10 Finally, I think the other distinguishing point
11 between Dana Corp. and Dairy Mart and with similar cases is
12 that the goods were sold and the cash used to pay for the
13 lenders' claims. In fact, I think it was in the Dana Corp.
14 case, Judge Lifland specifically states that it was the sale
15 of the goods that rendered the reclamation claim valueless.

16 Here, the goods were not sold by the debtors and
17 they weren't used to pay the prepetition agent. Rather,
18 they were used by the debtors just like any holdover tenant
19 uses an apartment, and when the debtors no longer had any
20 use for the reclamation goods, they were abandoned.

21 So I think those are sort of our reasons for why
22 we addressed the issues we did in our brief, and we would
23 assert that Acro Display is entitled to the administrative
24 claim based on the use, the value and benefit to the
25 debtors' estate during the period.



1 I think your Court will notice that the parties
2 address in their stipulation of facts in paragraph 17, the
3 period for the use, both prepetition and post-petition, and
4 it's Acro Display's contention that the debtors should pay
5 for the use -- the administrative claim that's recognized
6 there in the post-petition column.

7 THE COURT: Okay. Let me ask you one question,
8 Mr. Vandermark. You alluded or stated at the beginning of
9 your presentation what a devastating impact from an economic
10 standpoint the situation between Acro and Century 21 is, and
11 part of your request is for immediate payment of an allowed
12 administrative claim.

13 I'm not sure that you -- it's unclear to me, other
14 than the general desire of a creditor who wishes to be paid,
15 what there is in the record that supports an exception to
16 the usual rule that the administrative claim would be paid
17 under a confirmed plan.

18 MR. VANDERMARK: Yes, Your Honor. I think at this
19 point, Acro Display will agree to be paid in the normal
20 course of its administrative claim if granted.

21 THE COURT: Okay, that takes care of that issue.
22 All right. Did you have anything else, Mr. Vandermark?

23 MR. VANDERMARK: No, Your Honor.

24 THE COURT: Okay, all right. And who is going to
25 take this up on behalf of the debtor?



1 MR. YOUNG: Your Honor, Peter Young on behalf of
2 Proskauer. Ms. Kweskin left me with this on her way out, so
3 I appreciate that, and I'll take it on her behalf.

4 THE COURT: Well, Ms. Kweskin did a great job
5 stewarding these cases through the beginning and we wish her
6 well. But in her stead, I'm now going to give you the hard
7 time that I would have given her.

8 MR. YOUNG: Of course, of course. Thank you, Your
9 Honor, I appreciate that.

10 THE COURT: Thank you for being, in advance, for
11 being a good sport, Mr. Young.

12 MR. YOUNG: Sure.

13 THE COURT: This is just a head scratcher to me.
14 It's \$133,000. There's unquestionably a benefit to Century
15 21. Acro asked for its stuff back; the debtor didn't give
16 Acro its stuff back. It used, you know, the shelving during
17 the liquidation sale. The lender hasn't asserted a lien;
18 the lender's been paid in full.

19 And here's one notable non-fact: the committee
20 hasn't objected to this. So I suppose you could say, well,
21 you know, Acro is an unsecured creditor, they're not going
22 to object to a claim by one of their own. But, you know, as
23 a fiduciary, the committee would assert an objection to the
24 allowance of an administrative claim that would take, you
25 know, recovery out of their pockets, and the committee



1 hasn't filed an objection here.

2 So I don't understand what the calculus was to
3 expend the resources to litigate this. I can't, you know, I
4 won't speculate about whether there could have been a
5 settlement at some discount, but we are where we are. And
6 you could probably guess where I'm going, but I'll
7 nonetheless give you an opportunity to try to do as good a
8 job as Ms. Kweskin would have done if she were here to argue
9 today.

10 MR. YOUNG: I appreciate that, Your Honor, and
11 thank you for your preview. I believe the committee
12 supports the debtors' position, but I won't speak for Mr.
13 Weisenberg, who I know is participating.

14 Your Honor, let me start by saying this: The
15 debtors appreciate the position in which Acro Display finds
16 itself and, indeed, the position in which all of the
17 creditors of the debtors find themselves. But if the Court
18 were to adopt the position taken today and in the papers by
19 Acro Display, Your Honor, it would mean that a prepetition
20 creditor whose reclamation claim was rendered valueless by
21 applicable statutes, who's unable to avail itself of a claim
22 under Section 503(b)(9) of the Bankruptcy Code, and with
23 which the debtors had zero post-petition transactions can
24 elevate its general unsecured claim to an administrative
25 expense of the debtors' estates to the detriment of the



1 debtors' other general unsecured creditors.

2 THE COURT: You've lost me. You lost me a couple
3 of moments ago.

4 MR. YOUNG: Sure.

5 THE COURT: Why don't they -- you're assuming the
6 conclusion that you want. I mean, they made a reclamation
7 demand, and at that point title reverted to the goods and
8 the debtor kept the shelving.

9 MR. YOUNG: Your Honor, if I may. The title
10 didn't revert to the goods, right, and here's why. I think
11 that --

12 THE COURT: Then let me put it differently. The
13 debtors at that point were obligated to return the goods.

14 MR. YOUNG: Your Honor, we weren't obligated on
15 account of the fact that title passed the moment that the
16 debtors took possession of those shelving units, and as soon
17 as title passed, they became immediately subject to our
18 senior lenders' liens. And so, Section 546 --

19 THE COURT: But the lender --

20 MR. YOUNG: Go ahead, I'm sorry.

21 THE COURT: The lender didn't assert the lien. I
22 mean --

23 MR. YOUNG: Your Honor, the lender absolutely
24 asserted the lien. In fact, the stipulation of facts I
25 think Your Honor provides that we approached JPMorgan, we



1 said we have a one reclamation claim that was received in
2 these cases, in large part because, you know, we weren't
3 purchasing goods and inventory prior to the filing. We were
4 essentially self-liquidating, selling the assets of the
5 business.

6 We informed -- and this is included, Your Honor,
7 in the stipulation of facts at paragraph 15 -- I'm sorry, at
8 paragraph 13 -- that as soon as the liquidation sales
9 concluded -- in some cases, that was going to be 30 days
10 after the petition date, Your Honor might recall given the
11 store closing motion -- that Acro Display could, in fact,
12 come and reclaim those goods. But it took, you know, it
13 took that period for those goods to be reclaimed.

14 I think the problem here, Your Honor, for
15 Acro is this, that 546(c) and 2702 of the Uniform Commercial
16 Code render reclamation claims by suppliers of goods subject
17 to the prior lender in every case where the senior lender is
18 owed more than the amount of the reclamation claim.

19 Here, our senior lenders were --

20 THE COURT: I just don't understand.

21 MR. YOUNG: Sure.

22 THE COURT: I mean, didn't the agent tell the
23 debtors that Acro could retrieve its stuff?

24 MR. YOUNG: No, certainly not. And, Your Honor
25 think Ms. Frost-Davies is on the phone and willing to



1 support the argument of the debtors that they weren't
2 willing to release any bit of the collateral package that
3 they had securing their loan at that time. And like I said,
4 immediately upon the debtors' receipt of those goods and
5 taking title, they became subject to that lien. We couldn't
6 strip from the debtors' assets collateral that belonged to
7 our senior lender.

8 And I think, Your Honor, that, you know, it was in
9 Dana Corporation --

10 THE COURT: Could you look at the stipulation of
11 facts, paragraph 15?

12 MR. YOUNG: Yes. That was a time, Your Honor,
13 when -- yeah, so there were five stores at which the
14 shelving units were installed. There were two stores that
15 closed the doors within 30 days of the petition date; there
16 were three stores that closed the doors within, you know, 90
17 days of the petition date when all of the other stores
18 closed.

19 At the point at which the stores closed, Your
20 Honor, because the shelving unit was sort of custom to the
21 stores, those shelving units were of no value. So Hilco
22 Resale, who was, as you know --

23 THE COURT: Hold on, hold on. You can't -- you're
24 making that up. I mean, they issued a reclamation demand
25 right.



1 MR. YOUNG: Right.

2 THE COURT: And then within two weeks or so, the
3 prepetition agent said Acro can get its stuff. And, you
4 know, I just, you know, the problem here is that -- and I'm
5 going to kind of cut to the chase. I mean, I just find this
6 -- the amount -- the opposition to this and the course of
7 conduct to be offensive and troubling. It's hyper-
8 technical. The creditors' committee, I mean, you can say
9 that they support your position; they didn't file anything.
10 The creditors' committee did not file an objection, so I'm
11 really not going to hear from them now to say that they're
12 down with this treatment.

13 It's pretty clear that the lender wasn't too
14 concerned about this. It is very troubling to me that you
15 would rely on the argument that there was no benefit to the
16 estate because you can't readily quantify it.

17 Let me distinguish between something that was, you
18 know, of no value to the estate. I mean, the classic debate
19 that you have in an administrative claim argument where
20 there was something that occurred or that existed post-
21 petition but there is no, quote/unquote, "benefit" and
22 people argue about the benefit.

23 So here, of course there was a benefit. This was
24 -- you know, you're not making the argument that this was
25 you know, somewhere in some warehouse and it provided no



1 benefit; of course, it provided a benefit. And I just
2 simply do not understand -- and I'm tempted to ask -- you
3 know, what the amount of money that the debtors' estate has
4 spent litigating this. I just don't get it. I just don't
5 get it. You're not -- you know, there's no danger here in
6 this entirely fact-intensive backdrop for there to be a
7 concern that somehow this is going to change the law and
8 provide an avenue for unsecured creditors to convert their
9 claims into administrative expense claims. I just -- I'm
10 absolutely not seeing it.

11 MR. YOUNG: Your Honor, I'm not sure about that
12 because I think what this does is -- if you are right and
13 certainly, you know, I hear you on that position, you're
14 essentially talking about elevating, I guess, under a
15 503(b)(1) claim to administrative expense status a claim
16 that has no post-petition transaction, right.

17 I mean, we can talk in a minute about the benefit
18 to the debtors' estates, which is the second element of it,
19 but a 503(b)(1) claim in the first instance requires a post-
20 petition transaction, right; this was stuff delivered to the
21 debtors all prepetition. And so, our problem here is that
22 if you treated anyone who delivered goods or inventory or
23 anything else to the debtors prepetition, then any creditor
24 who supplies any debtor with anything that the debtors use
25 in any capacity post-petition could give rise to an



1 administrative expense claim? I just don't think that's the
2 case. That can't be the standard because if it is --

3 THE COURT: Yeah. You know, you are shading the
4 facts to fit your argument. I think the facts here are
5 distinguishable. The flip side of it is that with your
6 reliance on the fact that the stuff -- I mean, what's a
7 reclamation claim? A reclamation claim always involves
8 stuff that arrives prepetition.

9 MR. YOUNG: Totally right, Your Honor, but in
10 recognition, right, that the fact that reclamation claims
11 are often defeated by the floating blanket liens that exist
12 in so many of these cases that you see. Congress enacted
13 503(b)(9) to address that issue. And if a creditor can
14 qualify for a 503(b)(9) claim, then that's some recourse
15 that takes them outside the purview of a reclamation demand
16 under either state law or 546(c).

17 THE COURT: But look, they made a -- they made a
18 reclamation demand. The lender said no problem. You said
19 too bad, you cannot --

20 MR. YOUNG: No, no, no, Your Honor, I'm sorry, let
21 me clear up the record. The lender did not say no problem.
22 The lender said absolutely not, those goods are subject to
23 our lien. It was only after the lender understood that
24 those goods were going to be abandoned in connection with
25 the store closings did we say to Acro, listen, we'll



1 organize with our landlords your ability to go and get that
2 stuff if you want it back.

3 Now, Acro, probably thinking that those --

4 THE COURT: Mr. Young.

5 MR. YOUNG: Sorry, Your Honor, go ahead.

6 THE COURT: I'm going to ask you to stop. I'm
7 going to ask you to stop, okay.

8 Mr. Weisenberg, you have your hand up.

9 MR. WEISENBERG: Thank you, Your Honor. For the
10 record, this is Brent Weisenberg on behalf of the Official
11 Committee of Unsecured Creditors.

12 Your Honor, you mentioned the committees having
13 not filed a pleading either supportive of the debtor in this
14 case or otherwise. The reason we didn't file anything, Your
15 Honor, was precisely as you identified, which was the cost
16 benefit analysis of spending additional administrative fees
17 on this issue.

18 With that said, we were supportive of the debtor
19 holding our creditors --

20 THE COURT: Mr. Weisenberg, it doesn't work like
21 that. You don't get to, in this hearing, now say had you
22 filed an objection, you know -- you could of, without
23 breaking a sweat, filed a joinder. So I'm sorry, it doesn't
24 count, too little too late.

25 MR. WEISENBERG: Oh, Your Honor, I apologize.



1 may be misunderstanding me. What I'm saying is that we were
2 supportive of the debtor holding a creditor to its burden,
3 but if Your Honor ultimately believes that the creditor
4 fulfilled its burden, then we are entirely supportive of a
5 creditor being paid what it's owed.

6 And so, I'm not belatedly trying to assert an
7 objection. What we're merely saying is, again, that if a
8 creditor can meet its burden of having an administrative
9 priority, you're exactly correct, Your Honor, that this is
10 relatively de minimis for this estate and, therefore, the
11 creditor should be paid what it's owed.

12 THE COURT: Okay. I'm not even going to respond.
13 That's just a statement of the law, so that's not
14 significant. Obviously, I would find -- obviously, there's
15 going to be a basis for finding that there's an
16 administrative claim, so I just don't even know what to say.

17 Does anyone -- someone else has their hand up.
18 Ms. Frost-Davies.

19 MS. FROST-DAVIES: Good afternoon, Your Honor.
20 Actually, I think we're still in the morning. Good morning,
21 Your Honor. Julia Frost-Davies on behalf of JPMorgan Chase.

22 Your Honor, I find myself in a bit of an awkward
23 spot because the issue is a 503(b)(9) administrative expense
24 issue, which is junior to my client's claims and, therefore,
25 I haven't weighed into this point.



1 The only thing I'd like to clarify, so it's not
2 misconstrued by counsel for Acro or otherwise, is that the
3 goods were subject to the prepetition agent's lien. From
4 our perspective, whether or not we, you know, asserted in
5 this connection, well, we weren't paid off, and the lenders
6 don't need to resort to that is a different issue.

7 But under 546(c) and the interim cash collateral
8 order, page 6, footnote 4, reclamation goods are expressly
9 not permitted liens. So I simply wanted to make that clear
10 as a matter of our law and so, to your point, Your Honor, as
11 to where there may be precedent. So with 503(b)(9), it's
12 junior to my clients. I don't have a dog in that hunt.

13 THE COURT: Thank you.

14 MR. YOUNG: Just to clarify, Your Honor -- it's
15 Peter Young again at Proskauer -- this wasn't asserted as a
16 503(b)(9) claim; it was asserted as a 503(b)(1)(A) claim.

17 THE COURT: Okay. Mr. Vandermark, do you want to
18 reply to any of that?

19 MR. VANDERMARK: Just briefly, Your Honor. I
20 think what's really, I think, distinguishing here is that
21 counsel for the debtors does not address sort of the
22 property rights issues, neither in their papers or at
23 today's hearing, which I think is critical sort of, for Acro
24 Display's rights here and the continued use post-petition
25 When they look at what is the post-petition



1 transaction, it's the continued use that wasn't permitted.
2 They sort of unlawfully used those, because they had the
3 obligation to return them and title verted to Acro Display,
4 so that's the basis for the transaction. And the benefit I
5 think has already been addressed; I won't go further on
6 that.

7 But I think that's all I have to respond to on
8 what's been addressed, Your Honor.

9 THE COURT: All right. Mr. Young, do you want to
10 say anything else?

11 MR. YOUNG: I'm nervous, Your Honor, but I will
12 say this. If you're inclined to grant Acro -- and it sounds
13 like you are -- an administrative expense against the
14 estates under 503(b)(1)(A), I don't think that claim should
15 be in the amount reflected on Acro Display's invoices as the
16 price of the shelves.

17 Again, three of the stores in which the shelves
18 were installed ceased operating on October 7th, less than a
19 month after the petition date, and the other two stores in
20 which they were installed ceased operating on December 7th,
21 which was, you know, three months after the petition date.

22 And there's no evidence in the record, Your Honor,
23 that any of the debtors' sales of goods in this case were
24 attributable to the fact that the shelves provided by Acro
25 were the means by which the debtors displayed that



1 inventory. So if you're inclined to --

2 THE COURT: We really -- are we really going to do
3 this? You didn't make any argument about the amount. You
4 made the argument that it's not quantifiable. You really
5 want to have an evidentiary hearing on what was on the
6 shelves in each of the stores for what periods of time? Two
7 stores used these shelves for 87 days. three stores used the
8 shelves for 27 days; that's what the stipulation says.

9 MR. YOUNG: Your Honor, I'm happy to drop the
10 arguments in light of your comments.

11 THE COURT: Well, again, I just am perplexed by
12 this. As I've indicated I view the debtors' arguments as
13 hyper-technical and, frankly, inequitable. I think that the
14 debtors need to compensate Acro for their impermissible and
15 continued use of the reclamation goods, and that there's no
16 doubt that the reclamation goods -- use of the reclamation
17 goods meet the standard of being an actual and necessary
18 cost of operating the debtors' business in a way that
19 maximized the values of the debtors' estate.

20 I think the argument that there's not a
21 quantifiable benefit rings particularly hollow here, and
22 indeed, that this was custom shelving; it was used to
23 display and sell the debtors' goods during the liquidation
24 sales. If it was not going to provide any benefits, they
25 should have let Acro come and pick it up and they didn't



1 that.

2 There seems to be a lot of emphasis on the fact
3 that there's no so-called post-petition transaction,
4 focusing on the fact that the shelving was installed in the
5 stores before the petition date. But again, I view this as
6 that argument is hyper-technical. It ignores the fact that
7 there are a number of ways to find the existence of post-
8 petition transaction.

9 First, you can look through the service of the
10 reclamation demand itself and the debtors' refusal to return
11 the reclamation goods, which I think can be characterized as
12 a post-petition transaction. And secondly, the debtors
13 continued use of the goods during the post-petition period
14 for the benefit of the estate itself can be considered a
15 post-petition transaction.

16 Mr. Vandermark, I think, addressed the other
17 arguments persuasively in the reply brief that was filed on
18 behalf of Acro. At the top, I did challenge Mr. Vandermark
19 to demonstrate the need for administrative expense claim now
20 and he's conceded that point, so that makes that easier.

21 And with respect to the amount, there was no in
22 the alternative argument that the amount was wrong or should
23 be subject to further dispute.

24 I do not think fundamentally that this is a good
25 use of estate funds to continue to litigate this matter,



1 I think there's an ample basis to grant Acro's motion for
2 the allowance of the administrative expense claim in the
3 amount requested, and such claim should be payable pursuant
4 to the confirmed plan of liquidation.

5 So I'm going to ask you to submit an order
6 incorporating the record of this hearing and stating that
7 for the reasons set forth on the record, Acro's motion is
8 granted.

9 MR. VANDERMARK: Thank you, Your Honor.

10 THE COURT: All right. Mr. Young?

11 MR. YOUNG: Thank you, Your Honor. I think that
12 brings us to conclusion.

13 THE COURT: All right. Sorry to give you a hard
14 time, but...

15 MR. YOUNG: I've had hard times before, Your
16 Honor. I appreciate that, thank you.

17 THE COURT: All right, thank you. Okay. Well, we
18 did our best today to address everything that's pending. We
19 are very much looking forward to scheduling the disclosure
20 statement and plan hearing and moving these cases toward a
21 swift conclusion. All right?

22 I think that's all we have. Please everybody,
23 stay safe, Happy Valentine's Day, and we'll keep an eye out
24 for all of the orders. Thank you.

25 MR. VANDERMARK: Thank you, Your Honor.



1 (Whereupon these proceedings were concluded at
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C E R T I F I C A T I O N

I, Sonya Ledanski Hyde, certified that the foregoing
transcript is a true and accurate record of the proceedings.

Sonya Ledanski
Hyde

Digitally signed by Sonya Ledanski Hyde
DN: cn=Sonya Ledanski Hyde, o, ou,
email=digital@veritext.com, c=US
Date: 2021.02.15 16:28:52 -05'00'

Sonya Ledanski Hyde

Veritext Legal Solutions

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Date: February 15, 2021



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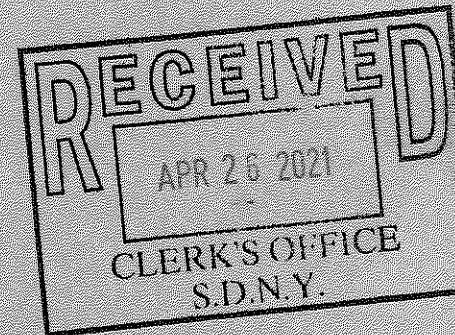


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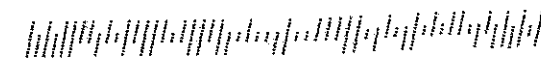
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